

**THE SOUTH CHICAGO
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

September 27, 1999
Revised October 29, 1999
Revision No. 2: February 15, 2000

City of Chicago
Richard M. Daley, Mayor

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This Redevelopment Plan is subject to review
and comment and may be revised
after comment and hearing.

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Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

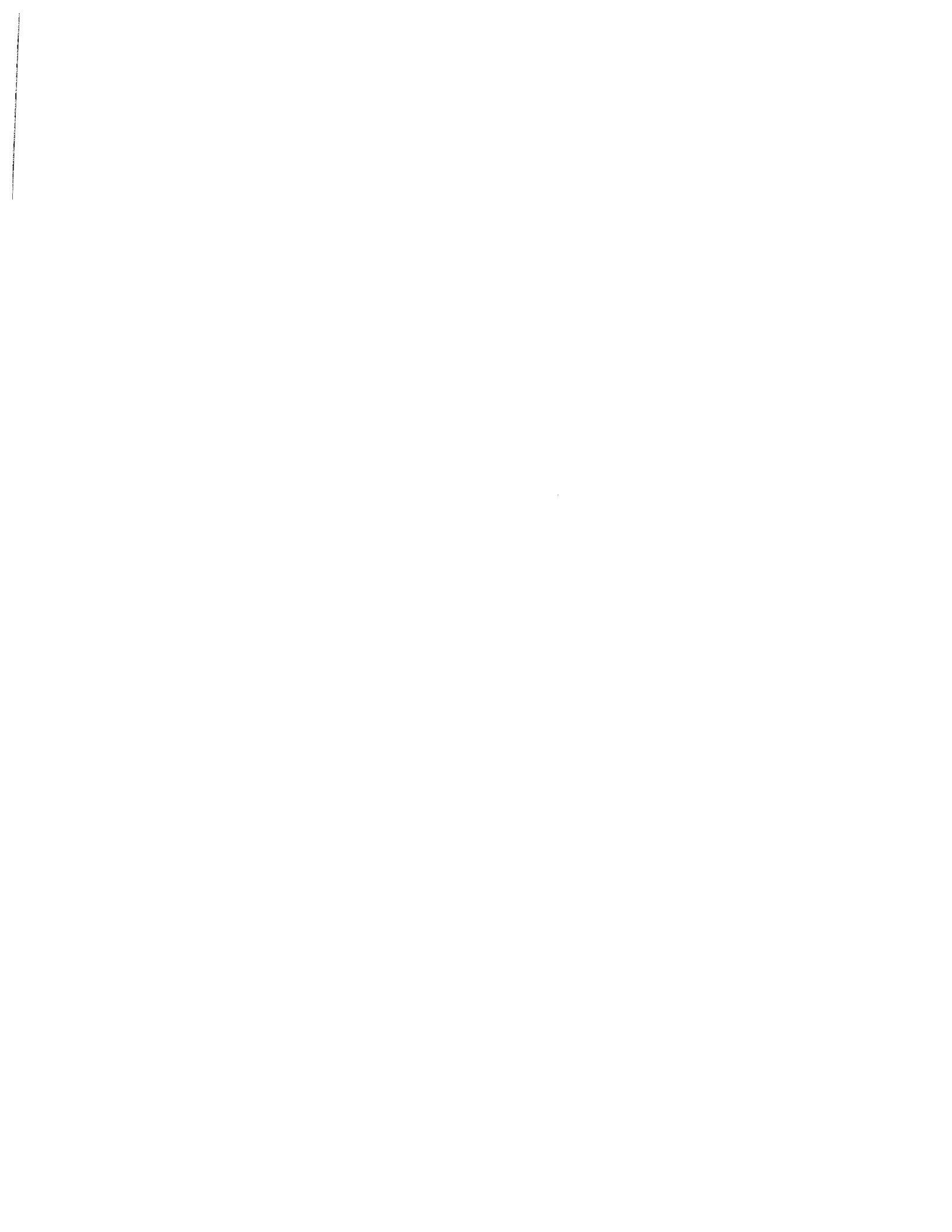


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I. INTRODUCTION

The City of Chicago (the "City") is recognized throughout the world as the urban center of America's heartland, serving as a focal point of commerce, industry, finance, culture and education. The City is known for its economic wealth and vitality as well as its diverse population, eclectic neighborhoods and rich cultural heritage.

The South Chicago Redevelopment Project Area is located approximately 10 miles south and 4 miles east of the Chicago Loop and contains predominantly residential uses within approximately 330 acres. Interspersed among the residential properties are vacant lots. The South Chicago Redevelopment Project Area is immediately west of the former and currently vacant USX/South Works site that contains approximately 570 acres (the "South Works Area"). The Project Area is generally bounded by 83rd Street on the north; Brandon Avenue, Green Bay Avenue, Mackinaw and Avenue on the east; the Calumet River, South Chicago Avenue, and 91st Street on the south; and Baltimore Avenue and the Illinois Central branch of the Metra commuter rail lines on the west.

For several years the City has been aware of the deteriorating conditions and the redevelopment potential of the Project Area. Recent planning efforts which address the Project Area and the surrounding areas include the publication by the City's Department of Planning and Development in February 1999 entitled, *From Steeltown to Hometown, A New Era For South Chicago and South Works*. This plan set forth recommendations for development and redevelopment of the Project Area and forms the basis for many of the recommendations presented in this document.

As part of a strategy to encourage managed growth and stimulate private investment in the maintenance and improvement of existing residential and commercial locations within the Project Area, the consulting firms of Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") and R. M. Chin Associates, Inc. ("RMCA") were engaged to investigate whether an approximately 327.2 acre area qualifies for the use of tax increment financing ("TIF"). The area under investigation is referred to as The South Chicago Tax Increment Financing Redevelopment Project Area (the "Project Area").

The Project Area, described in more detail below, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the efforts and leadership of the City.

Trkla, Pettigrew, Allen, & Payne Inc. has prepared this Redevelopment Plan (defined below) and the related eligibility study (prepared in cooperation with RMCA) with the understanding that the City would rely on: (i) the findings and conclusions of this Redevelopment Plan and the related eligibility study in proceeding with the designation of this Redevelopment Plan, and (ii) the fact that TPAP and RMCA have obtained the necessary information so that this Redevelopment Plan and the related eligibility report will comply with the Act (defined below).

A. TAX INCREMENT FINANCING

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act* (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et seq.*, as amended. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance redevelopment project costs (sometimes referred to as "Project Costs" or "Redevelopment Project Costs") with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the Project Area over and above the "Certified Initial EAV" of the real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance Project Costs, a municipality may issue obligations secured by estimated Incremental Property Taxes to be generated within the Project Area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues by increasing tax rates; it generates revenues by allowing the municipality to capture, for a specified period of time, the new tax revenues generated by the enhanced valuation of properties resulting from the municipality's redevelopment project, improvements and activities, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of surplus Incremental Property Taxes when annual Incremental Property Taxes received exceed any principal and interest obligations for that year and expected redevelopment project cost expenditures necessary to implement a redevelopment plan. Taxing districts also benefit from the increased property tax base after Project Costs and obligations are paid.

B. THE SOUTH CHICAGO TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

The Project Area consists of approximately 327.2 acres, including perimeter and interior streets. A total of approximately 110.7 acres are used for streets and alleys, leaving approximately 216.5 net acres.

In spite of existing plans and City programs which support the rehabilitation and improvement of existing residential areas, minimal new construction and private investment has occurred in the

Project Area. The Project Area developed rapidly more than eighty years ago on a parcel-by-parcel basis without the benefit of community planning guidelines and standards. Today, much of the Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, parcels of inappropriate size and shape for contemporary development, tax delinquencies, deleterious land use and an overall depreciation of physical maintenance.

C. THE SOUTH CHICAGO TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AND PLAN

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area will be redeveloped without the use of TIF.

This South Chicago Tax Increment Financing Redevelopment Project and Plan (the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned development basis in order to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service and urban design systems are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight are eliminated;
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the City; and
4. With a reasonable mix of new development and rehabilitation which supports and takes advantage of labor, financial institutions, and other resources or needs to be served within the community.

The Redevelopment Plan sets forth the overall Redevelopment Project (defined below) to be undertaken to accomplish the above-stated goals. During the implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities as described in Section V of this Redevelopment Plan and (ii) enter into redevelopment agreements or intergovernmental agreements with public or private entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (items (i) and (ii) are collectively referred to as "Redevelopment Projects").

The Redevelopment Plan specifically describes the Project Area and sets forth the blighting factors which qualify the Project Area for designation as a blighted area as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conditions of blight which have precluded development of the Project Area by the private sector.

The use of Incremental Property Taxes will permit the City to direct, implement, and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- An increased property tax base arising from new residential and commercial development and the rehabilitation of existing buildings;
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties and infrastructure;
- Increased opportunities for affordable housing within the City;
- Increased job opportunities during the construction portions of the Redevelopment Project; and
- Increased job opportunities arising from new commercial development within the Project Area.

II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements to substantially benefit from the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below.

The Project Area is generally bounded by 83rd Street on the north; Brandon Avenue, Green Bay Avenue, Mackinaw Avenue and Avenue O on the east, the Calumet River, South Chicago Avenue, and 91st Street on the south; and Baltimore Avenue and the Illinois Central branch of the Metra commuter rail lines on the west.

The boundaries of the Project Area are legally described below.

ALL THAT PART OF SECTIONS 31 AND 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 5 AND 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF SECTIONS 5, 6 AND 7, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF E. 83RD STREET WITH THE WEST LINE OF S. BRANDON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. BRANDON AVENUE TO A STRAIGHT LINE 297 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF E. 83RD STREET, SAID LINE BEING ALSO THE WESTERN EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RESUBDIVISION OF LOTS PIECES, AND PARCELS OF LAND IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID LINE 297 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF E. 83RD STREET TO THE EAST LINE OF S. MACKINAW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. MACKINAW AVENUE TO THE NORTH LINE OF E. 83RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF E. 83RD STREET TO THE EAST LINE OF GREEN BAY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF GREEN BAY AVENUE TO THE SOUTH LINE OF E. 86TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF E. 86TH STREET TO A LINE 155 FEET EAST OF THE WEST LINE OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID LINE 155 FEET EAST OF THE WEST LINE OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF E. 87TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF E. 87TH STREET TO THE NORTH EXTENSION OF THE WEST LINE OF S. MACKINAW AVENUE;

THENCE SOUTH ALONG SAID NORTH EXTENSION OF THE WEST LINE OF S. MACKINAW AVENUE TO THE SOUTH LINE OF E. 89TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF E. 89TH STREET TO THE EAST LINE OF AVENUE "O";

THENCE SOUTH ALONG SAID EAST LINE OF AVENUE "O" AND THE SOUTHERLY EXTENSION OF AVENUE "O" TO THE SOUTHWESTERLY LINE OF THE CHICAGO AND ROCK ISLAND RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY APPROXIMATELY 105.4 FEET ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO AND ROCK ISLAND RAILROAD RIGHT OF WAY TO THE SOUTHWESTERLY LINE OF LOT 3 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RESUBDIVISION OF LOTS PIECES, AND PARCELS OF LAND IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHERLY 288.39 FEET ALONG SAID SOUTHWESTERLY LINE OF LOT 3 IN ILLINOIS STEELS COMPANY'S SOUTH WORKS RESUBDIVISION TO THE NORTHWESTERLY LINE OF THE CALUMET RIVER;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE CALUMET RIVER TO THE NORTH LINE OF THE ROCK ISLAND SLIP;

THENCE WEST ALONG SAID NORTH LINE OF THE ROCK ISLAND SLIP TO THE WEST LINE OF SAID SLIP;

THENCE SOUTH ALONG SAID WEST LINE OF THE ROCK ISLAND SLIP TO THE SOUTHERLY LINE OF SAID SLIP;

THENCE EAST ALONG SAID SOUTHERLY LINE OF THE ROCK ISLAND SLIP TO THE WESTERLY LINE OF THE CALUMET RIVER;

THENCE SOUTH ALONG SAID WESTERLY LINE OF THE CALUMET RIVER TO THE NORTH LINE OF "HOWARDS SLIP";

THENCE WEST ALONG SAID NORTH LINE OF "HOWARDS SLIP" TO THE WEST LINE OF SAID SLIP;

THENCE SOUTH ALONG SAID WEST LINE OF "HOWARDS SLIP" TO THE SOUTH LINE OF SAID SLIP;

THENCE EAST ALONG SAID SOUTH LINE OF "HOWARDS SLIP" TO THE WESTERLY LINE OF THE CALUMET RIVER;

THENCE SOUTH ALONG SAID WESTERLY LINE OF THE CALUMET RIVER TO THE SOUTH LINE OF E. 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF E. 95TH STREET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE OF E. 95TH STREET WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 56 IN BLOCK 90 IN "SOUTH CHICAGO", A SUBDIVISION BY THE CALUMET & CHICAGO CANAL & DOCK COMPANY OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD, AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 56 IN BLOCK 90 IN "SOUTH CHICAGO" AND ALONG THE WEST LINE OF LOT 55 IN SAID BLOCK 90 IN "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOTS 48 AND 47 IN BLOCK 86 IN "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOTS 48 AND 47 IN BLOCK 68 IN "SOUTH CHICAGO" TO THE SOUTH LINE OF E. 91ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF E. 91ST STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 18 IN BLOCK 54 IN AFOREMENTIONED "SOUTH CHICAGO", SAID EAST LINE OF LOT 18 BEING ALSO THE WEST LINE OF S. HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HOUSTON AVENUE TO THE SOUTH LINE OF LOT 17 IN BLOCK 54 IN AFOREMENTIONED "SOUTH CHICAGO";

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 TO THE EAST LINE OF LOT 30 IN BLOCK 55 IN AFOREMENTIONED "SOUTH CHICAGO", SAID EAST LINE OF LOT 30 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. BALTIMORE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY WEST OF S. BALTIMORE AVENUE TO THE NORTH LINE OF E. 88TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF E. 88TH STREET TO THE WESTERLY LINE OF S. BALTIMORE STREET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID WESTERLY LINE OF S. BALTIMORE STREET AND ALONG THE NORTHWESTERLY EXTENSION OF SAID WESTERLY LINE OF S. BALTIMORE STREET TO THE NORTH LINE OF E. 83RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF E. 83RD STREET TO THE WEST LINE OF S. HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HOUSTON AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BLOCK 6 IN A. B. MEEKER'S ADDITION TO HYDE PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 25 FEET THEREOF);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 17 IN BLOCK 6 IN A. B. MEEKER'S ADDITION AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF THE SOUTH 11 FEET OF LOT 21 IN SAID BLOCK 6 IN A. B. MEEKER'S ADDITION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF S. COLES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. COLES AVENUE TO THE NORTH LINE OF E. 83RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF E. 83RD STREET TO THE POINT OF BEGINNING AT THE WEST LINE OF S. BRANDON AVENUE;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report which presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by RMCA and TPAP and entitled "The South Chicago Tax Increment Financing Redevelopment Project Area Eligibility Study," is attached as Exhibit II to this Redevelopment Plan.

A. PROJECT AREA ELIGIBILITY

Based upon surveys, inspections and analyses conducted by RMCA and TPAP, the Project Area qualifies as a "Blighted Area" within the requirements of the Act. The Project Area is characterized by the presence of a combination of nine of the blight factors listed in the Act for improved areas, rendering the area detrimental to the public safety, health and welfare of the citizens of the City. Specifically,

- Of the fourteen (14) Blighted Area Factors set forth in the Act, ten (10) factors are found to be present. These factors include age, dilapidation, obsolescence, deterioration, structures below minimum code, excessive vacancies, excessive land coverage, deleterious land use or layout, depreciation of physical maintenance and lack of community planning.
- All blocks within the Project Area show the presence of Blighted Area Factors.
- Six (6) of the Blighted Area Factors present within the Project Area are found to be present to a major extent and are reasonably distributed throughout the Project Area. These factors are age, dilapidation, deterioration, structures below minimum code standards, depreciation of physical maintenance and lack of community planning.
- Four (4) of the Blighted Area Factors present within the Project Area are found to be present to a limited extent and are reasonably distributed throughout the Project Area. These factors are obsolescence, excessive vacancies excessive land coverage and deleterious land use or layout.
- All blocks within the Project Area contain Blighted Area Factors and the combination of Blighted Area Factors present within the Project Area are detrimental to the public safety, health, morals, welfare, or economic stability.
- The Project Area includes only real property and improvements to substantially benefit from the proposed Redevelopment Project improvements.

B. SURVEYS AND ANALYSES CONDUCTED

The blight factors found to be present in the Project Area are based upon surveys and analyses conducted by R. M. Chin & Associates, Inc., and TPAP. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of current parcel configuration and building size and layout;
5. Analysis of vacant sites and vacant buildings;
6. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND POLICIES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, additional construction employment and an increase in the residential population of the Project Area.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V of this Redevelopment Plan presents more specific objectives for development and design within the Project Area, and describes the redevelopment activities the City intends to undertake to achieve the redevelopment goals and objectives presented in this Section.

A. GENERAL GOALS

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An improved quality of life in the Project Area, the South Chicago Community Area and the City through the elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
2. An environment within the Project Area which will contribute more positively to the health, safety and general welfare of the City, and preserve or enhance the value of properties adjacent to the Project Area.
3. An increased real estate tax base for the City and other taxing districts having jurisdiction over the Project Area.

B. REDEVELOPMENT OBJECTIVES

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions which qualify the Project Area as a conservation area. These conditions are described in detail in Exhibit III to this Redevelopment Plan.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.

3. Strengthen the economic well-being of the Project Area and the City by increasing taxable values and affordable housing opportunities.
4. Encourage the assembly of land into parcels of sufficient shape and size for redevelopment in accordance with the Redevelopment Plan and contemporary development needs and standards.
5. Promote the development of vacant parcels and redevelopment of vacant or abandoned properties.
6. Encourage the redevelopment or intensification of marginal and underutilized properties.
7. Create an environment which stimulates private investment in new construction and rehabilitation.
8. Provide needed improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
9. Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development.
10. Create new job opportunities and provide training, apprenticeships, and other assistance to South Chicago residents to take advantage of new job opportunities.
11. Establish job training and job readiness programs to provide residents of the City with the skills necessary to secure jobs in the Project Area during the construction period.
12. Provide opportunities for women and minority businesses to share in the redevelopment of the Project Area.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities in furtherance of this Redevelopment Plan. The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes the overall redevelopment concept, development and design objectives, a description of redevelopment improvements and activities, a general land use plan, estimated redevelopment project costs, a description of sources of funds to pay estimated redevelopment project costs, a description of obligations that may be issued, identification of the most recent EAV of properties in the Project Area, and an estimate of future EAV.

A. OVERALL REDEVELOPMENT CONCEPT

The Project Area should be redeveloped as a cohesive and distinctive urban neighborhood. It should consist of existing and new residential developments with a range of community services, conveniently located retail and service businesses, and an adequate supply of park and open space land to serve the needs of residents.

The Project Area should be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area. The Project Area should be characterized by a planned network of open spaces and public amenities and facilities which will organize and provide focus to the Project Area. An open space network should be created which links residential areas, parks and public spaces, landscaped streets and surrounding neighborhood amenities.

The Project Area should have a coherent neighborhood design and character. Individual developments should be visually and physically linked together. The Project Area should respect Chicago's traditional neighborhood form which is characterized by a grid pattern of streets, buildings facing the street, and a human scale that is attractive and inviting for pedestrians.

The Project Area should become an attractive and desirable neighborhood which provides new affordable housing opportunities, and complements the sound existing community areas located nearby. One proposed phased housing development is described in Section X, *Phasing and Scheduling*, of the Redevelopment Plan.

The City also requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units (or commit to an alternative affordable housing option pursuant to Department of Housing Guidelines) to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

B. GENERAL LAND-USE PLAN

Figure 2 presents the General Land-Use Plan that will be in effect upon adoption of this Redevelopment Plan.

As indicated in Figure 2, the Project Area should be redeveloped as a planned and cohesive urban neighborhood providing sites for a range of housing types, limited commercial development, and parks and open space. The various land uses should be arranged and located so that there is a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.

The General Land-Use Plan identifies the land use to be in effect upon adoption of this Redevelopment Plan. The primary land use category within the Project Area is General Residential with limited Retail/Service Areas. The land use and its permitted uses include those described and listed below.

1. General Residential

Residential land-use areas include the existing residential neighborhoods located west of the South Works site. Within existing neighborhoods, development of new housing will be encouraged on vacant sites within and adjacent to blocks where residential uses already exist. New residential buildings should be compatible in design, scale and density with existing residential development. Day care homes and centers, schools, parks, churches, and similar uses which support and are compatible with residential neighborhoods shall be permitted within designated residential land use areas.

Where an entire block front is vacant, affordable senior housing, housing for the disabled, or other special multi-family housing may be considered. Smaller two to four story multi-family buildings may be considered on smaller sites if the buildings are designed to be compatible in scale with the nearby development

2. Mixed-Use/Commercial/Multi-Family Residential or Commercial/Public Purpose

The land use designation of mixed-use occurs in several locations within the General Land Use Plan. This designation is intended to indicate an area that has potential for one or more of the other uses shown in the General Land-Use Plan's legend. Most of the mixed-use areas indicated on the General Land Use Plan are envisioned in this plan as a mixture of either commercial and multi-family residential or commercial and public use.

3. Public/Institutional

Public/Institutional land use areas provide space for the educational, recreational, civic, social and religious institutions that serve the neighborhood and surrounding community.

4. Open Space

Open space areas include the existing Russell Square Park and the proposed South Chicago Park which will occupy nearly 4.5 square blocks bounded by 89th Street on the north Mackinaw on the west, 91st Street on the south and the realigned U.S. Highway 41 on the east. Additional park space may be included within the Redevelopment Project Area based on the type and density of development that occurs.

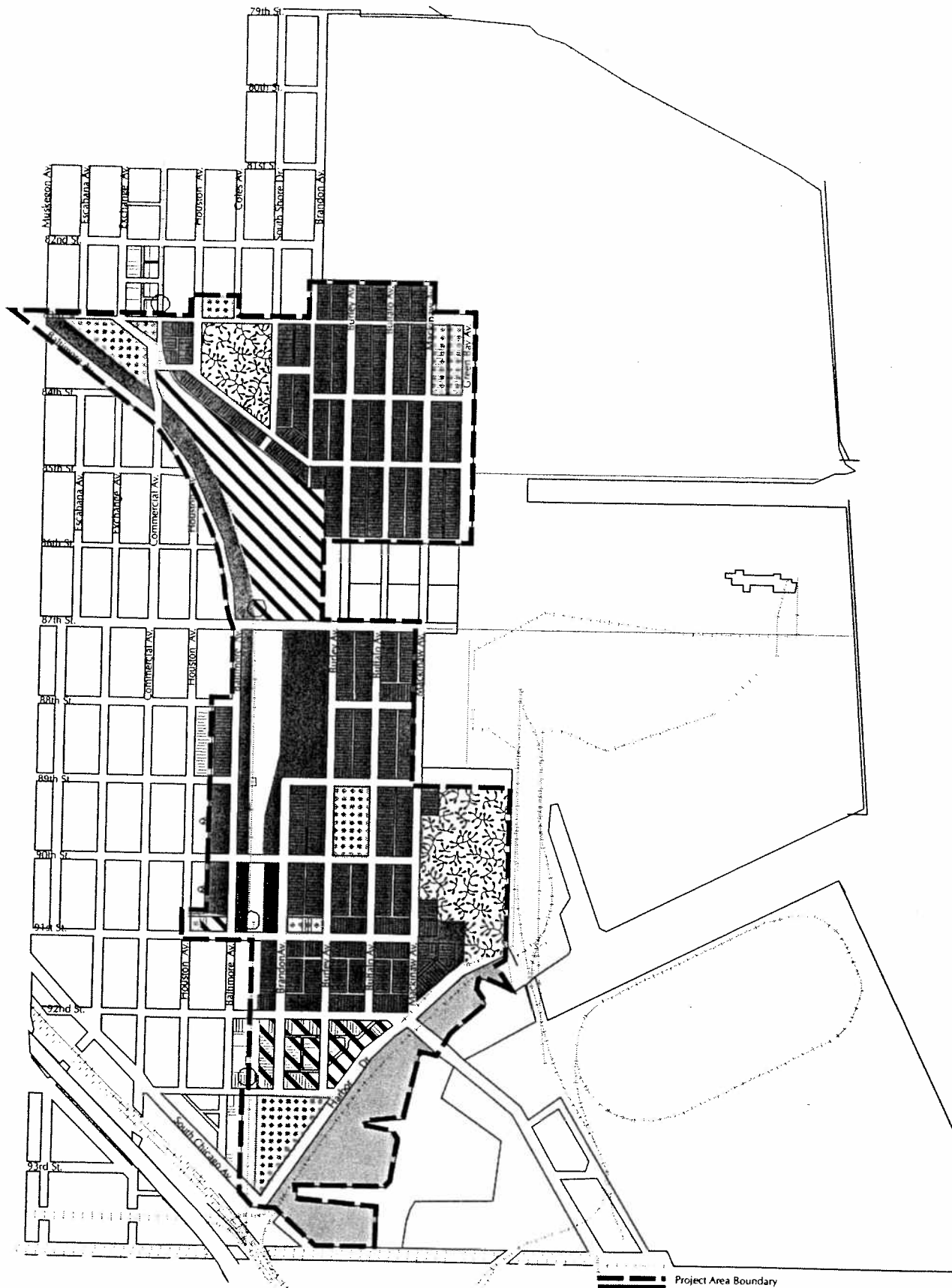








Figure 2
LAND USE PLAN

-  Project Area Boundary
-  Residential
-  Mixed-Use/Commercial/Multifamily Residential or Commercial/Public Purpose
-  Public/Institutional
-  Open Space
-  Industrial



SOUTH CHICAGO

Tax Increment Financing Redevelopment Project

Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

Privately owned and maintained open space may also be established through the City's Adjacent Neighbors Land Acquisition Program (ANLAP). When a single vacant lot is bordered on both sides by structures, the Plan allows an adjacent homeowner to buy the vacant lot at less than market value utilizing ANLAP. Under ANLAP, the City will sell vacant lots valued at \$10,000 or less to residents who own and reside in the home immediately adjacent for a minimum purchase price of \$300. This land may be used for gardens, sideyards or other open space improvements. The lot must be City-owned and located within a residential zoning district.

5. **Industrial**

The waterfront, rail service, local labor force, and historic identity as a center for employment reinforce the suitability of lands along the Calumet River for existing industrial use and as a location for modern industrial development.

C. DEVELOPMENT AND DESIGN OBJECTIVES

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

Land Use

- Promote comprehensive, area-wide redevelopment of the Project Area as a planned and cohesive urban neighborhood.
- Remove or minimize physical barriers and other impediments to unified development.
- Promote quality new residential developments throughout the Project Area.
- Enable the rehabilitation of existing residential properties through the provision of financial assistance for exterior improvements and for upgrading plumbing, heating and electrical systems to meet current code requirements.
- Establish a TIF Neighborhood Investment Program to provide financial assistance for residential improvements.
- Provide sites for a wide range of housing types.
- Promote housing types that accommodate a diverse mix of households and income levels.
- Promote affordable senior housing, housing for the disabled, or other special multi-family housing on entirely vacant blocks.
- Ensure a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.
- Allow for limited and compatible commercial development in selected locations.
- Promote commercial uses that support the needs of area residents and employees.

- Encourage the development of small, neighborhood serving businesses, such as laundromats and corner grocers, at appropriate locations within the Project Area.
- Encourage maintenance and upgrading of existing commercial uses.
- School facilities located within the Project Area should be improved and upgraded wherever possible.
- Establish community facilities, including community centers, day care centers and play lots, at appropriate locations within the Project Area.

Transportation, Circulation and Infrastructure

- Maintain the grid pattern of streets and blocks that currently exists in the area.
- Consider the limited use of traffic calming devices such as cul-de-sacs, limited access and street closures to control traffic circulation where necessary.
- Upgrade infrastructure throughout the Project Area.

Open Space and Pedestrian Facilities

- Develop new neighborhood parks in the vicinity of and easily accessible from existing and new residential developments.
- Locate parks, open spaces and other community facilities within walking distance of residential developments.
- Provide well-defined and safe pedestrian connections between residential developments within the Project Area, and between the Project Area and nearby neighborhood destinations.

Urban Design

- Establish a distinctive and cohesive visual identity for the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.
- Enhance the appearance of the Project Area by landscaping the streets and creating areas for pedestrian activity.
- Preserve buildings with historic and architectural value.
- Require new developments to respect the architectural character and scale of the surrounding community.
- Provide distinctive design features, including landscaping and signage, at the major entryways into the Project Area.

D. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land; the construction, rehabilitation, renovation or restoration of improvements or facilities; the provision of services; or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described in Section *V.A., Overall Redevelopment Concept*.

1. Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties.

The redevelopment strategy outlined in this Plan focuses on acquisition of vacant lots and abandoned buildings. New development is not intended to displace existing residents, rather new development will be directed to existing vacant lots within the Project Area. Properties to be acquired within the Project Area have been carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominantly vacant lots located adjacent to currently vacant, City-owned lots. Only two occupied structures have been identified for acquisition; both structures are required for roadway improvements. All sites have been previously identified in the *South Chicago/South Works Redevelopment Plan* produced by the City of Chicago Community Development Commission.

For properties identified in the Acquisition Map for the *South Chicago/South Works Redevelopment Plan*, the acquisition of occupied properties by the City shall commence within four years from the date of the adoption of the ordinance approving the *South Chicago/South Works Redevelopment Plan*. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to the *South Chicago/South Works Redevelopment Plan* under the Act according to its customary procedures as described in the following paragraph.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary and otherwise required procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment. The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized.

The City may incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation

Much of the Project Area consists of vacant land and underutilized buildings and relocation activities by the City are not currently anticipated. However, in the event that active businesses or other occupants are displaced by the public acquisition of property, relocation services in conjunction with property acquisition will be provided in accordance with City policy.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) *Streets and Utilities*

A range of individual roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) *Parks, Open Space and Landscaping*

Improvements to existing or future parks, open spaces and public plazas may be provided and a range of public improvements, including the construction of public walkways, screening the active railroad through berming, landscaping, lighting and general beautification improvements which may be provided for the use of the general public.

When a single vacant lot is bordered on both sides by structures, the Plan allows an adjacent homeowner to buy the vacant lot at less than market value through the City's Adjacent Neighbors Land Acquisition Program (ANLAP). Land purchase under ANLAP may be used for gardens sideyards or other open space

improvements. The lot must be City-owned, valued at less than \$10,000 and located within a residential zoning district.

c) ***Schools and Public Facilities***

Improvements and maintenance to existing or future schools and public facilities within the Project Area may be provided. If full build-out occurs within the existing neighborhood, a new school will be required. The City will work with the Board of Education to identify an appropriate site for a new school and monitor new development to determine if and when a new school will be required.

4. **Rehabilitation of Existing Buildings, Leasehold Improvements and Construction of New Affordable Housing**

The City will encourage the rehabilitation of buildings that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project. Incremental Property Taxes may be used in connection with Department of Housing programs to assist in the rehabilitation of housing as well as the construction of new affordable housing units.

5. **Job Training, Related Educational Programs, Welfare-to-Work and Daycare**

Programs designed to increase the skills of the labor force to take advantage of the employment opportunities within the Project Area may be implemented. Incremental Property Taxes may also be used to cover the cost of daycare services or operation of daycare centers for children of employees from low-income families working for businesses located within the Redevelopment Project Area.

6. **Taxing Districts Capital Costs**

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

7. **Interest Subsidies**

Funds may be provided to developers or redevelopers for a portion of interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer or redeveloper with respect to the redevelopment project during that year with the exception of the rehabilitation or construction of new housing units for low-income and very low-income households for which the developer or redeveloper can receive up to 75 percent of the interest cost incurred;
- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and

- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by a developer or redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.

Funds may be provided in connection with Department of Housing programs to assist in the rehabilitation of housing.

8. Analysis, Administration, Studies, Surveys, Legal, etc.

The City, developers, or redevelopers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

E. REDEVELOPMENT PROJECT COSTS

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- c) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- d) Costs of the construction of public works or improvements;
- e) Costs of job training and retraining projects;
- f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on

any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;

- g) All or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;
- h) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
- i) Payment in lieu of taxes as defined in the Act;
- j) Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act (as cited in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as cited in the Act);
- k) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and

4. the total of such interest payments incurred pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

l) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

After November 1, 1999, the following costs will be eligible to be paid or reimbursed under the Act:

- a) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- b) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
- c) Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
- d) The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- e) Site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
- f) Leasehold improvements; and
- g) The costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.

If a special service area has been established pursuant to the Special Service Area Tax Act, [35 ILLS 235/0.01 *et. seq.*] then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project

area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs (1998 dollars) are set forth in Exhibit I of this Redevelopment Plan.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

F. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Project Costs and secure municipal obligations issued for such costs are to be derived partially from Incremental Property Taxes. Other sources of funds which may be used to pay for Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the municipality may deem appropriate. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than Incremental Property Taxes, and the City may then be reimbursed for such costs from Incremental Property Taxes.

The Project Area is contiguous to the South Works Industrial Tax Increment Financing Redevelopment Project Area and may, in the future, be contiguous to, or separated only by a public right of way from, other redevelopment project areas created under the Act. All net tax increment financing revenues generated within the Project Area shall be used only within the Project Area. The City may utilize net incremental property taxes received from other contiguous redevelopment project areas to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in the Project Area. The amount of revenue from other contiguous redevelopment project areas made available to support the Project Area, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan. TIF revenues will be used to supplement and leverage other City, state, federal and private funding sources for neighborhood improvements.

The Project Area may become contiguous to, or be separated only by a public right of way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right of way are interdependent

with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from other such redevelopment project areas be made available to support the Project Area. The City therefore proposes to utilize net incremental revenues received from such contiguous redevelopment project areas to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in the Project Area. Such revenues may be transferred or loaned to the Project Area. The amount of revenue from other contiguous redevelopment project areas so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit I of this Redevelopment Plan.

G. ISSUANCE OF OBLIGATIONS

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed and all obligations issued to finance redevelopment costs shall be retired no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (By December 31, 2024). Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. VALUATION OF THE PROJECT AREA

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 1998 EAV of all taxable parcels in the Project Area is estimated to total \$17,465,200. This total EAV amount, by PIN, is summarized in Exhibit IV, *1998 EAV by Tax Parcel*. The EAV is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook

County, Illinois and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation

By the year 2023 (Collection Year 2024) and following the completion of the Redevelopment Project, the EAV of the Project Area is estimated to total between \$32,600,000 and \$42,500,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the EAV of existing development will inflate at the rate of 1 percent per annum; 3) an estimated 250 to 300 single family and two-flat homes will be constructed at fair market values (FMV) ranging between \$97,500 and \$143,000 per unit; 4) builder and buyer subsidies toward single family and two flat homes will be provided in the early years and phased out over time; 5) between 5 and 10 multi-family residential buildings will be constructed; and 6) the five year average state equalization factor of 2.1436 (for the years 1994 - 1998) is used in all years to calculate estimated EAV.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be expected to be developed without the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of this Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives there is a prospect that blighted conditions will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as the Redevelopment Project set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate deteriorating problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have both short- and long-term positive financial impacts on the taxing districts affected by the Redevelopment Plan. In the short-term, the City's effective use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the Redevelopment Project and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Project.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. The district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. The district is a unit of the State of Illinois' system of public community colleges whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. Sullivan and Thorp Elementary Public Schools are located within the boundaries of the Project Area. Not included in the Project Area but within a few blocks of the Project Area boundary are the following public schools: Sheridan Elementary, Las Casas High School and Bowen High School. The location of the above mentioned schools are indicated in Figure 3, *TIF Boundary and Surrounding Public Facilities*.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Located within the Project Area is Russell Park. Not included in the Project Area but located within three blocks of the Project Area boundary are: Calumet Park, Bessemer Park, and Rainbow Park and Beach. The location of the above mentioned parks are indicated in Figure 3, *Public Facilities*.

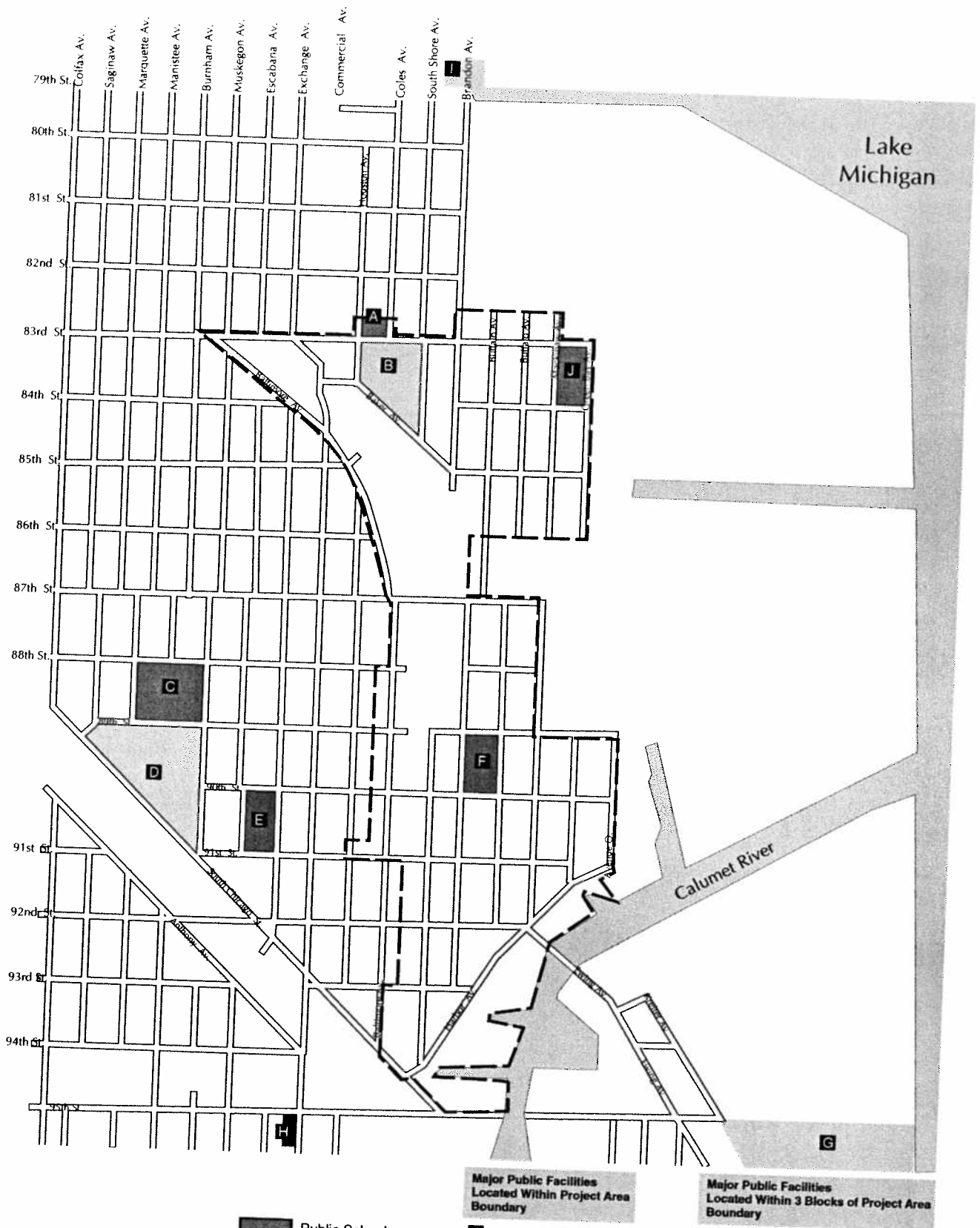


Figure 3
PUBLIC FACILITIES

Public Schools
Public Parks

Major Public Facilities
Located Within Project Area
Boundary

- A Sullivan Elem. School
- B Russel Park
- F Thorp Elem. School
- J New Sullivan Elem. School

Major Public Facilities
Located Within 3 Blocks of Project Area
Boundary

- C Bowen High School
- D Bessemer Park
- E Sheridan Elem. School
- G Calumet Park
- H Las Casa Occupational H.S.
- I Rainbow Park & Beach

SOUTH CHICAGO

Tax Increment Financing Redevelopment Project

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Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of the full range of municipal services typically associated with large, mature cities, including the following: police and fire protection; capital improvements and maintenance; water production and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

New residential development may cause increased demand for services or capital improvements to be provided by the Board of Education, Community College District 508, Chicago Park District, and City of Chicago. Replacement of vacant and underutilized buildings and sites with active and more intensive uses will result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District of Greater Chicago (the "MWRD"). Other than the extension of storm water drainage and various lines which will be necessary through portions of the Project Area, it is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the MWRD.

New private investment in residential and non-residential development may increase the demand for public services or capital improvements provided by the City and the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. The Project Area includes the location for a major new 20 acre public park to serve existing and future residents. There may also be an increased use of streets within and near the Project Area. However, it is not possible at this time to predict, with any degree of reliability, the increased level of demand for services or capital improvements to be provided by any taxing district as a result therefrom.

As described more fully in Section V.C.3, *Redevelopment Improvements and Activities--Provision of Public Works or Improvements*, the City and one or more private developers will provide public improvements and facilities to service the Project Area. Such improvements will mitigate some of the additional service and capital improvement demands placed on taxing districts as a result of the implementation of the Redevelopment Project.

Increases in the City population and in the number of school age children are anticipated to result from the Redevelopment Project. Utilizing the Illinois School Consulting Service's (ISCS) methodology for estimating school age children, the completion of 250 to 300 single family homes and a total of 100 to 250 rental units in the Project Area should result in approximately 350 to 475 children who may attend public schools in the Project Area. The Chicago Public Schools System may use the ISCS standards for estimating school impact or may use other techniques for estimating school age children based on actual experience in other neighborhoods in the City.

The public schools serving the Project Area include Sullivan Elementary, operating at approximately 117% of capacity, and Thorp Elementary, operating at approximately 61% of capacity. Two high schools, which are within four blocks of the project area are Bowen, operating well under capacity and Las Casas operating at capacity. A new Sullivan public school is planned by the Chicago Board of Education for 83rd Street and Green Bay Avenue.

If full build-out occurs within the existing neighborhood, a new school will be required. The City will work with the Chicago Board of Education to identify an appropriate site for a new school and monitor new development within the Project Area to determine if and when a new school will be required.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN TO THE PLANS FOR DEVELOPMENT OF THE CITY OF CHICAGO AS A WHOLE AND USES THAT HAVE BEEN APPROVED BY THE PLAN COMMISSION OF THE CITY

This Redevelopment Project and the Redevelopment Plan described herein include land uses which will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

The Redevelopment Plan is in conformance to *The South Chicago/South Works Redevelopment Plan* produced by the City of Chicago Community Development Commission. The Redevelopment Plan has been written in accordance to the goals and objectives of the *South Chicago/South Works Redevelopment Plan*. These include:

- Coordinate and encourage residential and related development that meets the need of the residents of South Chicago and its surrounding communities.
- Reduce or eliminate blighting conditions in the Redevelopment Area.
- Provide sound economic development in the Redevelopment Area.
- Increase the real estate and sales tax base for the City of Chicago, County of Cook, State of Illinois, and other taxing districts within the Redevelopment Area.
- Create an environment that stimulates private investment in new construction, expansion, and rehabilitation.
- Create an environment within the Redevelopment Area which contributes to the health, safety, and general welfare of the community and City as a whole.
- Provide a framework for infrastructure improvements within the Redevelopment Area.
- Assemble land into functionally adaptable parcels for disposition and redevelopment in accordance with contemporary development needs and standards.
- Encourage quality appearance of buildings, rights-of-way, and open spaces.
- Provide sites for public improvements or facilities in proportion to the projected demand for such facilities and in accordance with accepted design criteria.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area. The redevelopment of the Project Area will occur in phases over the 23 year life of the TIF district. The actual market demand and forces will determine the phasing of the Redevelopment Project.

It is estimated that the first phase of development will contain 250 to 300 new single family and 2 flat residences to be constructed over a ten year period. Construction costs for these units are projected at \$150,000 to \$220,000. During initial years, subsidies to the builder and buyer would result in purchase prices of \$90,000 to \$150,000. The subsidies would be phased out as market conditions within the community improve.

Also during the first ten years, five to ten multi-family residential buildings are expected to be constructed consisting of between 100 and 250 units. The multi-family development might include affordable housing for seniors, persons with disabilities, or other persons with special housing needs.

Between 20 and 25 abandoned buildings will be rehabilitated, and approximately 200 occupied residential units would undergo facade improvement and other improvements during this initial phase.

The estimated date for completion of the Redevelopment Project and retirement of obligations, if any, issued to finance Project Costs is no later than the year 2024.

XI. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to the Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
- B) This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- C) Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.

In order to implement these principles for this Redevelopment Plan, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

XIII. HOUSING IMPACT AND RELATED MATTERS

The Project Area contains 262 single-family buildings, 452 two-family buildings, 133 multi-family buildings, and 32 mixed-use buildings with upper story residential for a total of 1,914 residential units. Of the 1,914 residential units in the Project Area 1,774 units are inhabited. Because the Project Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan are the following maps: (1) General Land Use Plan (Figure 2); and (2) South Chicago/South Works Redevelopment Plan Acquisition Map (Exhibit II). Some of these maps indicate parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced.

The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or U.S. Bureau of the Census 1990 census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Map and Survey Overview

The South Chicago/South Works Acquisition Plan Map indicates those properties in the Project Area that have been identified for acquisition in a previously adopted underlying redevelopment

plan. The *South Chicago/South Works Redevelopment Plan* approved December 15, 1999 ("Underlying Redevelopment Area Plan") and any subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying Redevelopment Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying Redevelopment Area Plan within the Project Area.

There is one residential building with two inhabited units listed on the South Chicago/South Works Acquisition Map which might be removed under the Underlying Redevelopment Area Plan, but funded by incremental property taxes from the Project Area. Of these two units, both are estimated to be occupied by residents classified as very low-income.

The General Land Use Plan, presented in Section V. B, identifies the future land uses to be in effect upon adoption of this Plan. When compared to the *Generalized Existing Land Use Map* included as part of Exhibit III herein, certain parcels of property currently containing residential uses may be subject to change under the Plan. If private redevelopment occurs as a result of the Plan, displacement of a limited number of residential properties may result. Properties that may be subject to change, due to private redevelopment efforts, could include 21 buildings with 41 inhabited residential units that may be subject to displacement. Of these 41 units, 28 units are estimated to be occupied by residents classified as low-income and 13 units are estimated to be occupied by residents classified as very low-income.

Properties subject to change also include sites proposed for public improvements projects. In the Project Area, such improvements include the construction of the new Sullivan school and development of the new South Chicago Park. These improvements, initiated under the authority of the Chicago Board of Education and the Chicago Park District/City of Chicago respectively, have resulted or are likely to result in residential displacement. Nine (9) buildings with 16 occupied residential units have been acquired and demolished by the Chicago Board of Education for the new Sullivan School at 83rd and Green Bay Road. Of these units, 10 were estimated to be occupied by residents classified as low-income, and 2 were estimated to be occupied by residents classified as very low-income. Another 6 residential buildings with 11 occupied units are expected to be acquired by the Chicago Park District and City of Chicago for a new community park. Of these units, 3 are estimated to be occupied by residents classified as low-income and 8 units are estimated to be occupied by residents classified as very low-income. Each of these community facility improvements would have occurred with or without TIF designation and each are being carried out under authority separate from the TIF Act.

Exhibit IV of the Plan identifies those inhabited residential parcels which may be subject to displacement as discussed above.

EXHIBIT I: ESTIMATED REDEVELOPMENT PROJECT COSTS

EXHIBIT I: Estimated Redevelopment Project Costs

SOUTH CHICAGO TIF

<u>ELIGIBLE EXPENSE</u>	<u>ESTIMATED COST</u>
Analysis, Administration Studies, Surveys, Legal, Etc.	\$ 875,000
Property Assembly	
- Acquisition	\$ 1,500,000
- Site Prep and Demolition	\$ 1,000,000
Rehabilitation of Existing Buildings, Leasehold Improvements and Construction of New Affordable Housing	\$ 4,500,000
Public Works Improvements and Community Facilities	\$ 5,250,000
Relocation	\$ 250,000
Taxing Districts Capital Costs	\$ 1,500,000
Job Training, Retraining, Welfare to Work, and Daycare	\$ 1,625,000
Developer/Interest Costs	\$ 1,000,000
TOTAL REDEVELOPMENT COSTS ⁽¹⁾	\$ 17,500,000

⁽¹⁾ Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs. Total Project Costs are inclusive of Redevelopment Project Costs in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but are not inclusive of Redevelopment Project Costs incurred in the Project Area which are paid from Incremental Property Taxes generated in such contiguous areas, or those separated only by a public right of way.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

**EXHIBIT II: SOUTH CHICAGO/SOUTH WORKS
REDEVELOPMENT PLAN ACQUISITION PLAN
MAP**

**EXHIBIT III: THE SOUTH CHICAGO TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA
ELIGIBILITY REPORT**

**SOUTH CHICAGO
REDEVELOPMENT PROJECT AREA
ELIGIBILITY REPORT**

Prepared for the
Department of Planning and Development
City of Chicago

September 27, 1999
Revised October 29, 1999
Revision No. 2: February 15, 2000

Prepared by:
R. M. Chin & Associates, Inc.
and
Trkla, Pettigrew, Allen & Payne, Inc.

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EXECUTIVE SUMMARY

The purposes of this study entitled *South Chicago Redevelopment Project Area Eligibility Report* (the "Eligibility Report") are to (i) document the blighting factors that are present within a 327.2 acre residential area (the "Project Area") west of the former USX/South Works facility, and (ii) conclude whether the Project Area qualifies for designation as a "blighted area" within the definitions set forth in the Illinois *Tax Increment Allocation Redevelopment Act* 65 ILCS 5/11-74.4, *et. seq.*, as amended (the "Act").

The Project Area is located approximately 10 miles south and 4 miles east of the Chicago Loop and contains predominantly residential uses within approximately 327.2 acres. Interspersed among the residential properties are vacant lots. The Project Area is immediately west of the former and currently vacant USX/South Works site that contains approximately 570 acres (the "South Works Area"). The boundary of the Project Area is illustrated in Figure 1, *Project Boundary*, contained in Section I. A more detailed description of the Project Area is presented in the South Chicago Redevelopment Project and Plan.

The determination of whether the Project Area qualifies for designation as a Redevelopment Project Area pursuant to the Act is made by the City of Chicago (the "City") after careful review and consideration of the conclusions contained in this Eligibility Report and the Redevelopment Plan. The conclusions contained in this Eligibility Report are based on an analysis of physical conditions found to be present within the Project Area. The documentation, analysis and conclusion of physical conditions are based on surveys and analyses conducted by R. M. Chin & Associates, Inc. ("RMCA") and Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") during August 1998, November 1998 and February 1999.

The basis for designating an area as a redevelopment project area and adopting the use of tax increment financing ("TIF") is described in Section II, *Basis for Redevelopment*, and summarized briefly below. The summary that follows is limited to a discussion of the eligibility criteria for a blight area.

As set forth in the Act, a "redevelopment project area" must be not less than 1½ acres, and the municipality must make a finding that there exist conditions which cause the area to be classified as a blighted area. A "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age, dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; exces-

sive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning--is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

While it may be concluded that the mere presence of the minimum number of the stated factors in the Act may be sufficient to make a finding that there exist conditions which cause the area to be classified as a blighted area, the conclusions contained in the Eligibility Study are made on the basis that the blighting factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the blighting factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily found to be blighted areas simply because of proximity to areas that are found to be blighted areas.

On the basis of this approach, the Project Area is found to be eligible as a blighted area within the blighting area definition set forth in the Act. Specifically:

- Of the fourteen (14) Blighted Area Factors set forth in the Act, ten (10) factors are found to be present. These factors include age, dilapidation, obsolescence, deterioration, structures below minimum code, excessive vacancies, excessive land coverage, deleterious land use or layout, depreciation of physical maintenance and lack of community planning.
- All blocks within the Project Area show the presence of Blighted Area Factors.
- Six (6) of the Blighted Area Factors present within the Project Area are found to be present to a major extent and are reasonably distributed throughout the Project Area. These factors are age, dilapidation, deterioration, structures below minimum code standards, depreciation of physical maintenance and lack of community planning.
- Four (4) of the Blighted Area Factors present within the Project Area are found to be present to a limited extent and are reasonably distributed throughout the Project Area. These factors are obsolescence, excessive vacancies, excessive land coverage and deleterious land use or layout.
- The combination of Blighted Area Factors present within the Project Area is detrimental to the public safety, health, morals, welfare, or economic stability.

The conclusions of the eligibility analyses indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social stability of the City. The analyses indicate that within the Project Area the combination of factors present is detrimental to the public safety, health, morals or welfare. The combination of factors present indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action, including designating the Project Area as a Redevelopment Project Area pursuant to the Act.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These conclusions were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (in Section 11-74.4-3). These definitions are listed below.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

ELIGIBILITY OF A BLIGHTED AREA

A blighted area may be either improved or vacant. If the area is improved (*e.g.*, with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities

- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- The area immediately prior to becoming vacant qualified as a blighted improved area.
- The area consists of an unused quarry or unused quarries.
- The area consists of unused railyards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

ELIGIBILITY OF A CONSERVATION AREA

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- Dilapidation
- Obsolescence

- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

While the Act defines a blighted area and a conservation area, it does not define the various factors for each, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. In developing these criteria, the following principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.



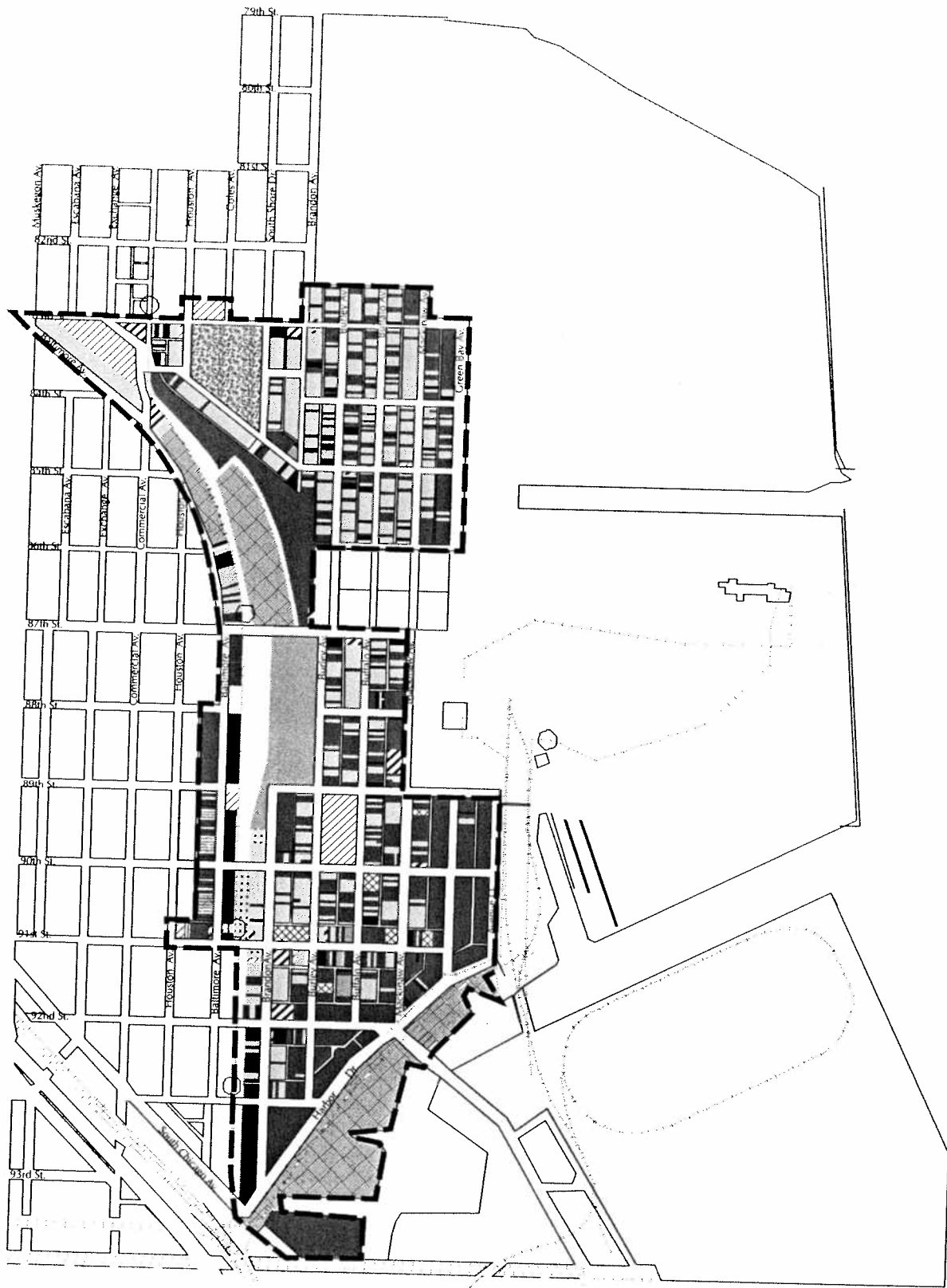
Figure 1
PROJECT AREA BOUNDARY

SOUTH CHICAGO

Tax Increment Financing Redevelopment Project

Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



- | | | | |
|---|-------------------------------------|-------------------|-----------------------|
| Low Density (1 to 4 units) | Industrial | Neighborhood Park | Surface Parking |
| Moderate Density (5+ units & Group Housing) | Educational - Neighborhood Services | Vacant Land | Project Area Boundary |
| Commercial | Institutional (churches) | Vacant Buildings | |

Figure 2
GENERALIZED EXISTING LAND USE

SOUTH CHICAGO

Tax Increment Financing Redevelopment Project



Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

II. ELIGIBILITY ANALYSIS AND CONCLUSIONS

The determination of whether the Project Area qualifies as a Redevelopment Area pursuant to the Act is made by the City of Chicago (the "City") after careful review and consideration of the conclusions contained in the Redevelopment Plan and Eligibility Report. The conclusions contained in this Eligibility Report are based on an analysis of physical conditions found to be present within the Project Area. The documentation, analysis and conclusion of physical conditions are based on surveys and analyses of existing conditions and land uses conducted by R. M. Chin & Associates, Inc. ("RMCA") and Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") during August 1998, November 1998 and February 1999.

It is important to note that the test of eligibility is based on the conditions of the Project Area as a whole; it is not required that eligibility be established for each and every property in the Project Area. While it may be concluded that the mere presence of a combination of the stated factors may be sufficient to make a finding that the area qualifies as a Redevelopment Area, the evaluation contained in this Eligibility Report was made on the basis that the Blighted Area Factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of Blight Factors throughout the Project Area must be reasonable so that basically good areas are not arbitrarily found to qualify simply because of their proximity to areas which do qualify.

A. SURVEYS AND ANALYSES CONDUCTED

RMCA and TPAP conducted an exterior survey of all buildings located within the Project Area. During the exterior survey existing land uses and site and building conditions were recorded. Figure 2, *Existing Land Uses*, illustrates the various existing land uses recorded within the Project Area. Figure 3, *Exterior Survey Form*, presents the survey form used to record land use and property conditions. The recorded data were then tabulated by the Blighted Area Factors listed in the Act to determine the locations and extent to which the factors are present in the Project Area. Listed below are the types of surveys and analyses conducted by RMCA and TPAP.

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of current parcel configuration and building size and layout;
5. Analysis of vacant sites and vacant buildings; and
6. Review of previously prepared plans, transportation policies, studies and data.

B. BLIGHTED AREA FACTORS

Summarized on the following pages is a description of each factor listed in the Act and the surveys and analyses conducted for each factor. Following the summary of each factor is a conclusion of the extent to which the factor is present within the Project Area.

A factor noted as not present indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that the factor exists, but that the extent or distribution of the factor is limited. Finally, a factor noted as present to a major extent indicates that the factor exists throughout major portions of the block or area, and that the presence of the factor has a major adverse impact or influence on adjacent and nearby development.

1. Age

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature, moisture and level of maintenance over an extended period of years, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

Conclusion

Age as a factor is present to a major extent and is reasonably distributed throughout the Project Area. Of the 969 buildings contained within the Project Area, 879 (or 90.7 percent) are 35 years of age or older. Most of the housing stock and many of the commercial buildings were constructed in the late 1800s and early 1900s.

Blocks in which 50% or more of the buildings are 35 years of age or older are indicated as characterized by the presence of age to a major extent. Blocks in which less than 50% of the buildings are 35 years of age are indicated as characterized by the presence of age to a limited extent. Figure 4, *Age*, illustrates the presence and extent of age in the Project Area.

2. Dilapidation

Dilapidation refers to advanced disrepair of buildings and site improvements. Webster's New Collegiate Dictionary defines "dilapidate," "dilapidated" and "dilapidation" as follows:

- *Dilapidate*, "... to become or cause to become partially ruined and in need of repairs, as through neglect."
- *Dilapidated*, "... falling to pieces or into disrepair; broken down; shabby and neglected."
- *Dilapidation*, "... dilapidating or becoming dilapidated; a dilapidated condition."

To determine the existence of dilapidation, an assessment was undertaken of all buildings within the Project Area. The building condition analysis that follows is based on exterior building inspections undertaken during August 1998, November 1998 and February 1999. The process used for assessing building conditions, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation are presented below.

Building Components Evaluated

During drive-by field surveys, building components are examined to determine whether a building is in sound condition or has minor, major, or critical defects. The following building components are examined during drive-by field surveys. Building conditions are only concluded for the building components that are visible or accessible during the survey.

Primary Structural

These include the basic elements of any building: foundation walls, load bearing walls and columns, roof and roof structure.

Secondary Components

These components are generally secondary to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and downspouts.

Each primary and secondary component was evaluated as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building, and the effect that deficiencies in the various components have on the remainder of the building.

Building Rating Classifications

Based on the evaluation of building components, each building was rated and classified into one of the following categories:

Sound

Buildings that contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

Deficient

Buildings that contain defects (loose or missing material or holes and cracks) over either limited or widespread areas which may or may not be correctable through the course of normal maintenance (depending on the size of the building or number of buildings in a large complex). Deficient buildings contain defects that, in the case of limited or minor defects, clearly indicate a lack of or a reduced level of maintenance. In the case of major defects, advanced defects are present over widespread areas, and would require major upgrading and significant investment to correct.

Dilapidated

Buildings that contain major defects in primary and secondary components over widespread areas. The defects are so serious and advanced that the building is considered to be

substandard, requiring improvements or total reconstruction that may either be infeasible or difficult to correct.

Conclusion

The factor of dilapidation is present to a major extent and is widely distributed throughout the Project Area. Of the 969 buildings contained in the Project Area, 116 (or 12. percent) are in a substandard, or dilapidated condition. Of the 62 blocks within the Project Area, 42 (or 67 percent) of the blocks contain one or more dilapidated building. Many buildings have been covered with aluminum or vinyl siding, and soffits that cover the original building materials, concealing conditions that may be worse.

Blocks in which 10% or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than 10% of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent. Figure 5, *Dilapidation*, illustrates the presence and distribution of substandard buildings in the Project Area.

3. Obsolescence

The American Institute of Real Estate Appraisers defines obsolescence in the *Dictionary of Real Estate Appraisal* as follows: "One of the causes of depreciation. An impairment of desirability and usefulness caused by new inventions, current changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external." Additionally, Barron's *Dictionary of Real Estate Terms* defines obsolescence as "a loss in value due to reduced desirability and usefulness of a property."

Obsolescence may be curable or incurable, and the loss in value may be the result of physical or economic influences, either of which result in a loss of income.

Curable obsolescence includes properties that have become functionally obsolete as a result of physical characteristics or deficiencies that limit the use or reuse of such properties. Income from such properties may only be restored through reinvestment in the property, including substantial rehabilitation to increase the desirability or capacity of the property.

Incurable obsolescence includes properties where physical deficiencies or external economic influences prevent the feasible operation of such properties in their current use. Income from such properties may only be cured by converting the property to a higher and better use.

General Causes and Manifestations of Obsolescence

Real estate development is driven by the highest and best use of a property at the time it is developed. Development of a property includes defining its use, platting the property, designing the physical and spatial characteristics of the property, and constructing the site improvements and structures.

Over time, changes in design or technology may cause a property to become functionally obsolete.

Nevertheless, the property's highest and best use may remain its current use. This obsolescence is generally functional in nature and is curable through periodic upgrades and occasional rehabilitation to preserve its value, income and competitive position in the market place.

Conversely, shifts in lifestyle, transportation modes, technology, highway construction, migration, global competition, *etc.* may cause a property to become economically obsolete. In this case, obsolescence is generally incurable for the property in its current use. Consequently, the value of such properties may only be restored by converting the property to a higher and better use.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Reviewed below are some of the causes and physical and economic characteristics of obsolescence.

Characteristics of Obsolete Buildings

Listed below are physical characteristics of obsolete buildings or building components.

- Small, narrow buildings with limited floor plates;
- Single purpose buildings designed for a specific use which are not easily adaptable or suited to other uses;
- Lack of or inadequate loading facilities;
- Buildings with single-pane windows and limited insulation, resulting in high energy loss;
- Lack of ADA (American Disability Act) access provisions at entry areas, elevators and in bathrooms.

Characteristics of Obsolete Platting or Uses

Listed below are characteristics of obsolete platting or uses.

- Small, narrow lots;
- Oddly configured parcels, streets, and alleys;
- Large parcels with inadequate access or utilities;
- Parcels of inadequate size or shape to permit development of present-day standards;
- Lack of off-street parking, loading, and service areas;
- Lack of set-backs to permit landscaping;
- Excessive vacancies for certain types of uses;
- General economic trends in the area;

- Failure of a property to generate a proper share of tax revenues commensurate with the capacity of the area; and
- Abandoned or poorly maintained transportation systems that serve the general area.

Conclusions

The factor of obsolescence is present to a limited extent and is reasonably distributed throughout the Project Area. Evidence of obsolescence includes obsolete buildings and platting in non-residential block fronts. Of the 969 buildings in the Project Area, 101 (or 10.4 percent) are impacted by obsolescence. Additionally, of the 62 full or partial blocks within the Project Area, 8 (or 12.9 percent) are impacted by obsolete platting.

Factors contributing to obsolete buildings include small, narrow buildings, single-purpose buildings converted to other uses, lack of off-street parking, loading and service areas, and lack of ADA accessibility provisions.

Factors contributing to obsolete platting include small, narrow and oddly configured lots, which impede the construction of buildings that meet present-day standards and market conditions. Such present-day standards and market conditions include, but are not limited to, the need for (i) off-street parking, loading and service areas, (ii) set-backs to accommodate landscaping, and (iii) larger building footprints.

Blocks in which 20% or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than 20 % of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. Figure 6, *Obsolescence*, illustrates the presence and extent of obsolescence in the Project Area.

4. Deterioration

The American Institute of Real Estate Appraisers defines deterioration in the *Dictionary of Real Estate Appraisal* as follows: "impairment of condition; a cause of depreciation that reflects the loss in value due to wear and tear, disintegration, use in service, and the action of the elements." Deterioration may be curable or incurable.

Curable deterioration includes physical deficiencies or disrepair in basically sound buildings containing minor defects, and may be corrected through normal maintenance. Examples of curable deterioration include lack of paint, loose or missing or broken materials, or holes and cracks over limited areas.

Incurable deterioration includes physical deficiencies or disrepair in buildings, which cannot be corrected through normal maintenance. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. Minor deficient and major deficient buildings are characterized by defects in the secondary building components (e.g., doors, windows, fire escapes, gutters and downspouts, fascia materials, etc.), and defects

in primary building components (e.g., foundations, exterior walls, floors, roofs, etc.), respectively.

It should be noted that all buildings and site improvements classified as dilapidated are also deteriorated.

Conclusion

Deterioration is present to a major extent and is reasonably distributed throughout the Project Area. Evidence of this contributing factor includes deteriorating buildings, parking surfaces, streets, alleys, curbs, and sidewalks.

Deterioration of Buildings: The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Building deterioration is characterized by broken or inoperable doors, windows, and other secondary building components, as well as defects in roofs, walls, foundations, steps, porches and other primary building components. Of the 969 buildings in the Project Area, 826 (or 85.2 percent) are classified as deteriorating or deteriorated.

Deterioration of Alleys: Nearly all alleys within the Project Area are deteriorated. Alley deterioration is characterized by broken, potholed, and uneven surfaces, fill comprised of sand and gravel, eroding asphalt patches, and lack of adequate stormwater drainage.

Deterioration of Streets, Curbs, Gutters and Sidewalks: With few exceptions, the entire Project Area is impacted by deteriorated streets, curbs, gutters and sidewalks. Resurfacing of streets is needed throughout the Project Area. Deterioration is most severe in the southern portion of the Project Area and in the area east of Brandon and north of 86th Street. Total reconstruction of some sections of streets, curbs, gutters and sidewalks is required within these areas.

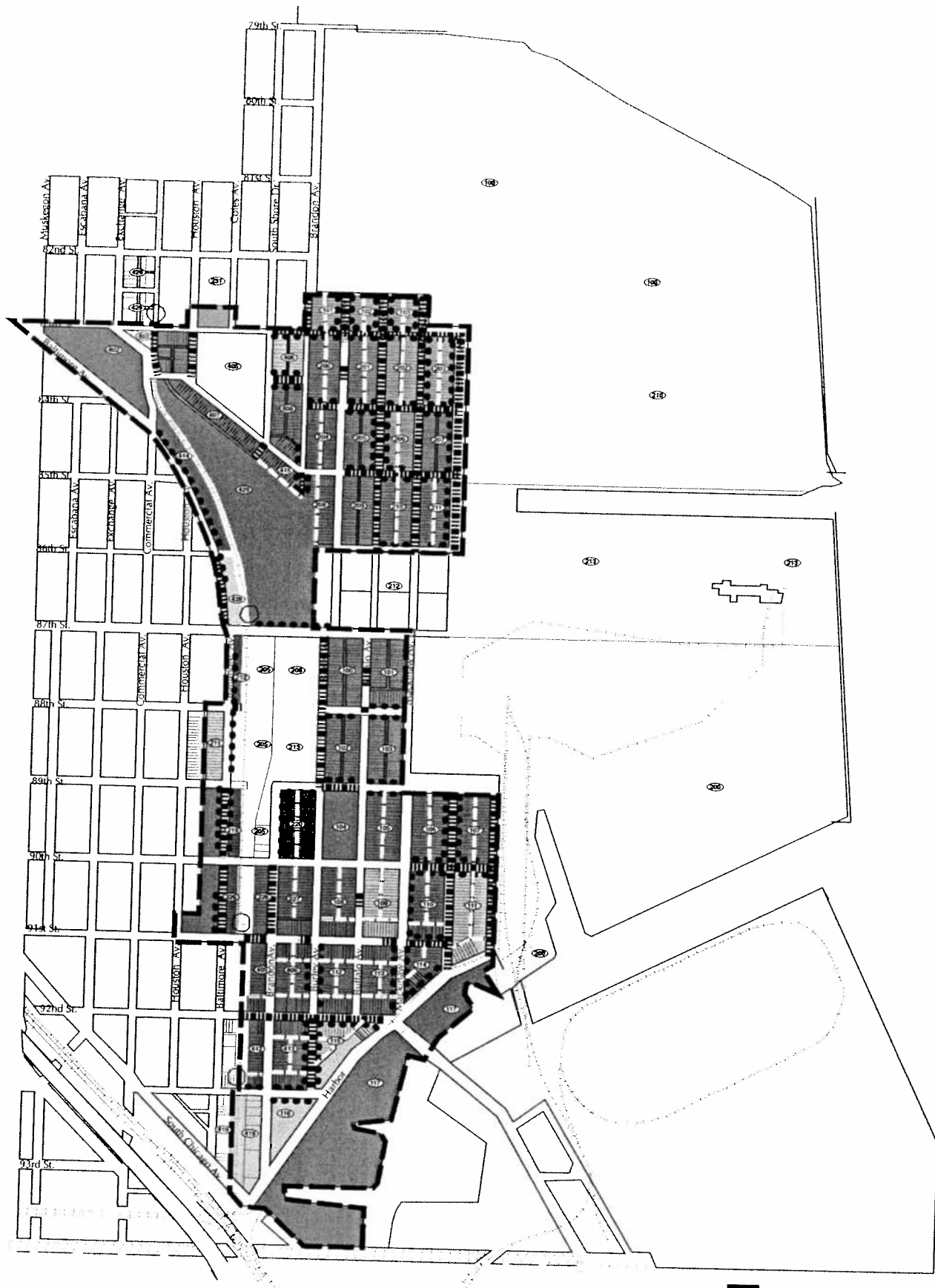


Figure 7
DETERIORATION

- Major Presence of Deterioration
- ▨ Minor Presence of Deterioration
- ▤ Deteriorating Street Pavements
- ▥ Deteriorating Alley Surface
- ⋯ Deteriorating Curb, Sidewalks



SOUTH CHICAGO

Tax Increment Financing Redevelopment Project

Chicago, IL

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TABLE 1: SUMMARY OF BUILDING DETERIORATION

Block No.	Building Condition			
	No. Of Buildings	Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
21-31-231	1	0	1	0
21-31-402	37	19	16	2
21-31-403	1	1	0	0
21-31-404	21	4	14	3
21-31-405	1	1	0	0
21-31-406	22	3	19	0
21-31-407	32	8	22	2
21-31-408	34	3	28	3
21-31-414	8	0	7	1
21-31-415	15	0	12	3
21-31-428	17	1	14	2
21-31-429	2	0	1	1
21-32-101	19	1	17	1
21-32-102	16	0	16	0
21-32-103	10	0	8	2
21-32-200	37	0	32	5
21-32-201	30	0	28	2
21-32-202	36	13	19	4
21-32-203	11	0	8	3
21-32-204	37	1	30	6
21-32-205	31	5	22	4
21-32-206	34	6	25	3
21-32-207	29	0	24	5
21-32-208	19	0	13	6
21-32-209	39	0	31	8
21-32-210	35	5	26	4
21-32-211	12	4	6	2
21-32-212	1	0	1	0
26-05-100	35	3	31	1
26-05-101	27	1	21	5
26-05-102	18	0	16	2
26-05-103	16	0	12	4
26-05-104	1	0	1	0
26-05-105	20	5	11	4
26-05-106	6	0	4	2
26-05-107	2	0	0	2
26-05-108	18	4	11	3
26-05-109	17	6	11	0

TABLE 1: SUMMARY OF BUILDING DETERIORATION (continued)

Block No.	Building Condition			
	No. Of Buildings	Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
26-05-110	10	0	9	1
26-05-111	1	0	1	0
26-05-112	9	2	7	0
26-05-113	15	5	9	1
26-05-114	9	0	5	4
26-05-115	0	0	0	0
26-05-116	0	0	0	0
26-05-117	11	4	7	0
26-06-205	4	4	0	0
26-06-206	6	6	0	0
26-06-213	3	3	0	0
26-06-218	11	0	10	1
26-06-219	3	0	3	0
26-06-220	19	0	17	2
26-06-225	13	2	9	2
26-06-226	21	9	10	2
26-06-227	32	6	22	4
26-06-405	12	4	8	0
26-06-406	19	4	13	2
26-06-412	5	0	4	1
26-06-413	19	0	18	1
26-06-419	0	0	0	0
Total	969	143	710	116
Percent	100.0	14.7	73.3	12.0

Table 1, Summary of Building Deterioration, tabulates building condition ratings by block for the Project Area. Blocks in which 20% or more of the buildings or site improvements are indicated as characterized by deterioration and, provided that at least 10% of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a major extent. Blocks in which less than 20% of the buildings or sites show the presence of deterioration and less than 10% of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent. Figure 7, *Deterioration*, illustrates the presence and extent of deterioration within the Project Area.

5. Illegal Use Of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities that are not permitted by law.

Conclusion

No illegal uses of individual structures were evident from the field surveys conducted.

6. Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed so that they will be strong enough to support the loads expected, to be safe for occupancy against fire and similar hazards, and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that threaten health and safety. The determination of the presence of structures below minimum code standards is based upon an exterior survey of all buildings within the Project Area.

Conclusions

Structures below minimum code standards are present to a major extent and reasonably distributed throughout the Project Area. Evidence of this factor includes deteriorated or inoperable doors and windows, and unsafe porches, steps, roofs, and other building components. Of the 969 buildings in the Project Area, 374 (or 38.6 percent) are classified as below minimum code.

Blocks in which 20% or more of the buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a major extent. Blocks in which less than 20% of the buildings are below minimum code standards are considered present to a limited extent. The factor of structures below minimum code standards is present to a major extent in 140 blocks and to a limited extent in 116 blocks. Figure 8 illustrates the extent of buildings below minimum code standards in area blocks.

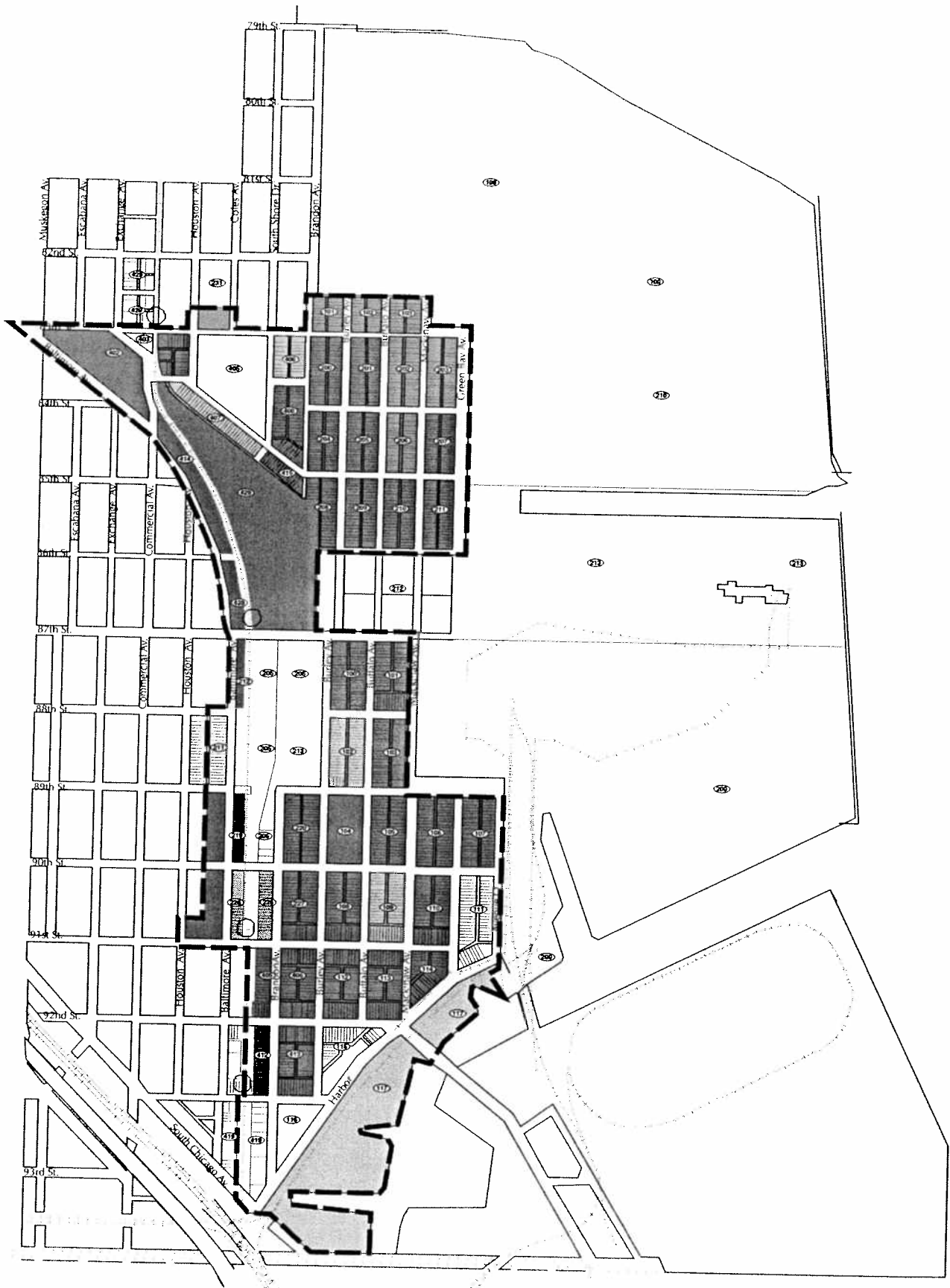


Figure 8
STRUCTURES BELOW MINIMUM CODE

- Major Presence of Structures Below Minimum Code Standards
- Minor Presence of Structures Below Minimum Code Standards



7. Excessive Vacancies

Excessive vacancies as a factor refers to the presence of buildings which are either unoccupied or not fully utilized, and which exert an adverse influence on the surrounding area because of the extent, frequency or duration of vacancies. Excessive vacancies include properties for which there is little expectation for future occupancy or utilization. Information regarding vacancies in individual buildings was obtained from exterior building surveys conducted by TPAP and RMCA.

Conclusion

Excessive building vacancies are found to a limited extent throughout the Project Area. Vacancies are especially prevalent in older, poorly maintained buildings, and buildings characterized by obsolescence. Of the 969 buildings in the Project Area 106 (or 11 percent) are entirely or partially vacant in the Project Area.

Blocks in which 20% or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with less than 20% of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. Excessive vacancies as a factor is present to a major extent in 148 blocks and to a limited extent in 101 blocks. Figure 9, *Excessive Vacancies*, illustrates the extent of vacancies by block.

Excessive site vacancies exist to a major extent and are widely distributed throughout the Project Area. Of the approximately 163.6 acres of developable area (excluding street and railroad rights-of-way, alleys, and industrial land along the Calumet River) within the Project Area, approximately 61.2 acres (or 37.4 percent) are vacant. Figure 2 illustrates blocks containing parcels that are vacant.

8. Overcrowding of Structures and Community Facilities

Overcrowding of structures and community facilities refers to the utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequate regard for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

Conclusion

No conditions of overcrowding of structures and community facilities have been documented as part of the exterior surveys undertaken within the Project Area.

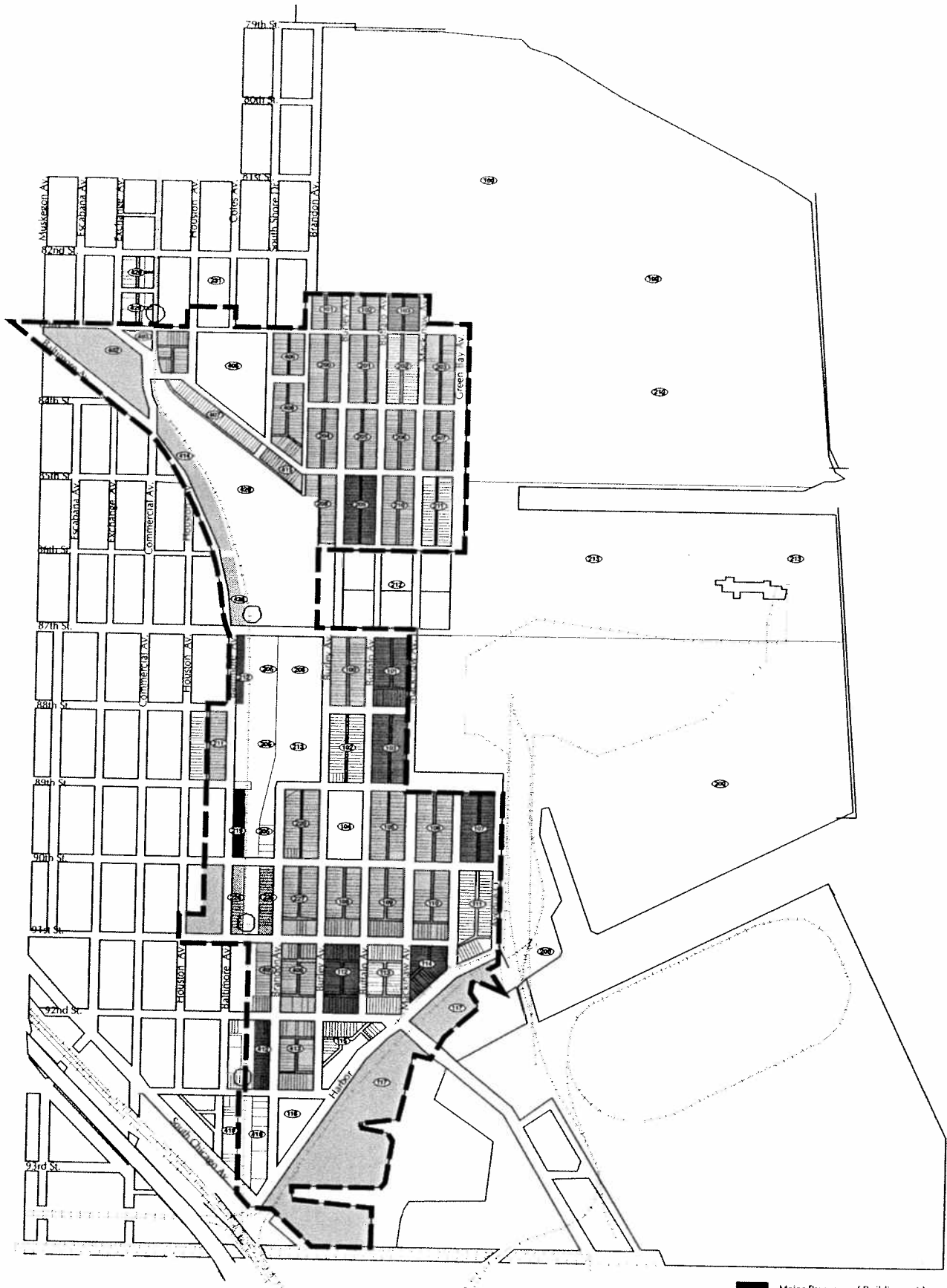


Figure 9
EXCESSIVE VACANCIES

SOUTH CHICAGO

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9. Lack of Ventilation, Light or Sanitary Facilities

Lack of ventilation, light, or sanitary facilities refers to substandard conditions that adversely affect the health and welfare of building occupants, e.g., residents, employees, or visitors. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and rooms that produce dust, odor or smoke;
- Adequate natural light and ventilation by means of skylights or windows, proper window sizes, and adequate room area to window area ratios; and
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Conclusion

No conditions of lack of ventilation, light, or sanitary facilities have been documented as part of the exterior surveys undertaken within the Project Area.

10. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers, gas and electricity.

Conclusion

The conditions and adequacy of existing utilities have not been documented as part of the exterior surveys undertaken within the Project Area.

11. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of land by buildings or facilities than can reasonably be accommodated by the site and supporting public infrastructure. Excessive land coverage can be manifested by various physical factors including, but not limited to, improperly situated buildings, parcels of inadequate size or shape, inadequate provisions for off-street parking, loading and service areas, and inadequate ingress/egress. One or several of these factors can result in insufficient provision for light and air, increased threat of the spread of fires due to close proximity of buildings, traffic circulation conflicts along public rights-of-way, improperly parked or illegally parked vehicles, and excessive vacancies due to inadequate loading and service areas.

Conclusion

Excessive land coverage exists to a limited extent within the Project Area, and is generally located in the north and central portions of the Project Area. Evidence of excessive land coverage includes

lack of building setbacks, multiple structures on single lots, and structures that exceed the land coverage originally established for the Project Area.

Blocks in which 20% or more of the sites or land area is impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than 20% of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. Figure 10, *Excessive Land Coverage*, illustrates the presence and extent of blocks impacted by this factor within the Project Area.

12. Deleterious Land-Use or Layout

Deleterious land-uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, and uses which may be considered noxious, offensive or otherwise environmentally unsuitable.

Deleterious layout includes oddly configured buildings by themselves or in relation to other buildings, or improper setbacks or multiple buildings on lots of limited size. Also, deleterious layout includes improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to allow development of buildings that meet present-day development standards and market conditions, including the provision of off-street parking, floor areas and internal circulation to accommodate modern office configurations, off-street loading and service areas and landscape provisions.

Conclusion

The factor of deleterious land use or layout is present to a limited extent and is reasonably distributed throughout the Project Area. Deleterious land use or layout of parcels impacts 36 (or 58 percent) of the 62 full or partial blocks within the Project Area. Deleterious land use or layout of buildings impacts 80 (or 8 percent) of the 969 buildings within the Project Area.

Numerous blocks contain an incompatible mixture of commercial and industrial uses adjacent to residential properties. Several commercial and industrial buildings have been converted to uses for which the buildings were not designed, including conversions to churches. Additionally, many multi-story residential buildings include first floor conversions to commercial uses on corner and mid-block properties.



Figure 10
EXCESSIVE LAND COVERAGE

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Blocks in which 20% or more of all properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a major extent. Blocks in which less than 20% of the properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. Figure 11, *Deleterious Land Use or Layout*, illustrates the extent of these conditions in the Project Area.

13. Depreciation of Physical Maintenance

Depreciation of physical maintenance refers to the deferred maintenance of buildings, parking areas and public improvements such as alleys, sidewalks and streets.

Conclusion

Depreciation of physical maintenance is present to a major extent and is reasonably distributed throughout the Project Area. Evidence of this contributing factor includes deferred maintenance of buildings, parking surfaces, streets, alleys, curbs, and sidewalks.

Summarized below is the extent to which the factor exists within the Project Area.

Buildings: Of the 969 buildings in the Project Area, 826 suffer from deferred maintenance of windows, doors, storefronts, exterior walls, cornices, steps and loading docks. Also, the Thorp Elementary School and property is in poor condition and lacks maintenance of buildings and grounds

Streets, alleys, sidewalks, curbs and gutters: Depreciation of physical maintenance of streets, alleys, sidewalks, curbs and gutters is located throughout the Project Area, with the greatest concentration in the western portion of the Project Area.

Parking surface and site surface areas: Depreciation of physical maintenance of parking surface and site surface areas is located throughout the Project Area, with the greatest concentrations in the western portion of the Project Area. There is high weed growth and widespread fly dumping of debris, including car tires, bottles, etc., in and around blocks that are mostly vacant.

Blocks in which 40% or more of the buildings, premises or sites exhibits depreciation of physical maintenance are indicated as characterized by the presence of depreciation of physical maintenance to a major extent. Block in which less than 40% of the buildings, premises or sites exhibit depreciation of physical maintenance are characterized by the presence of depreciation of physical maintenance to a limited extent. Figure 12, *Depreciation of Physical Maintenance*, illustrates the presence of this factor in the Project Area.



Major Presence of Deleterious Land Use or Layout
 Minor Presence of Deleterious Land Use or Layout



Figure 11
DELETERIOUS LAND USE OR LAYOUT

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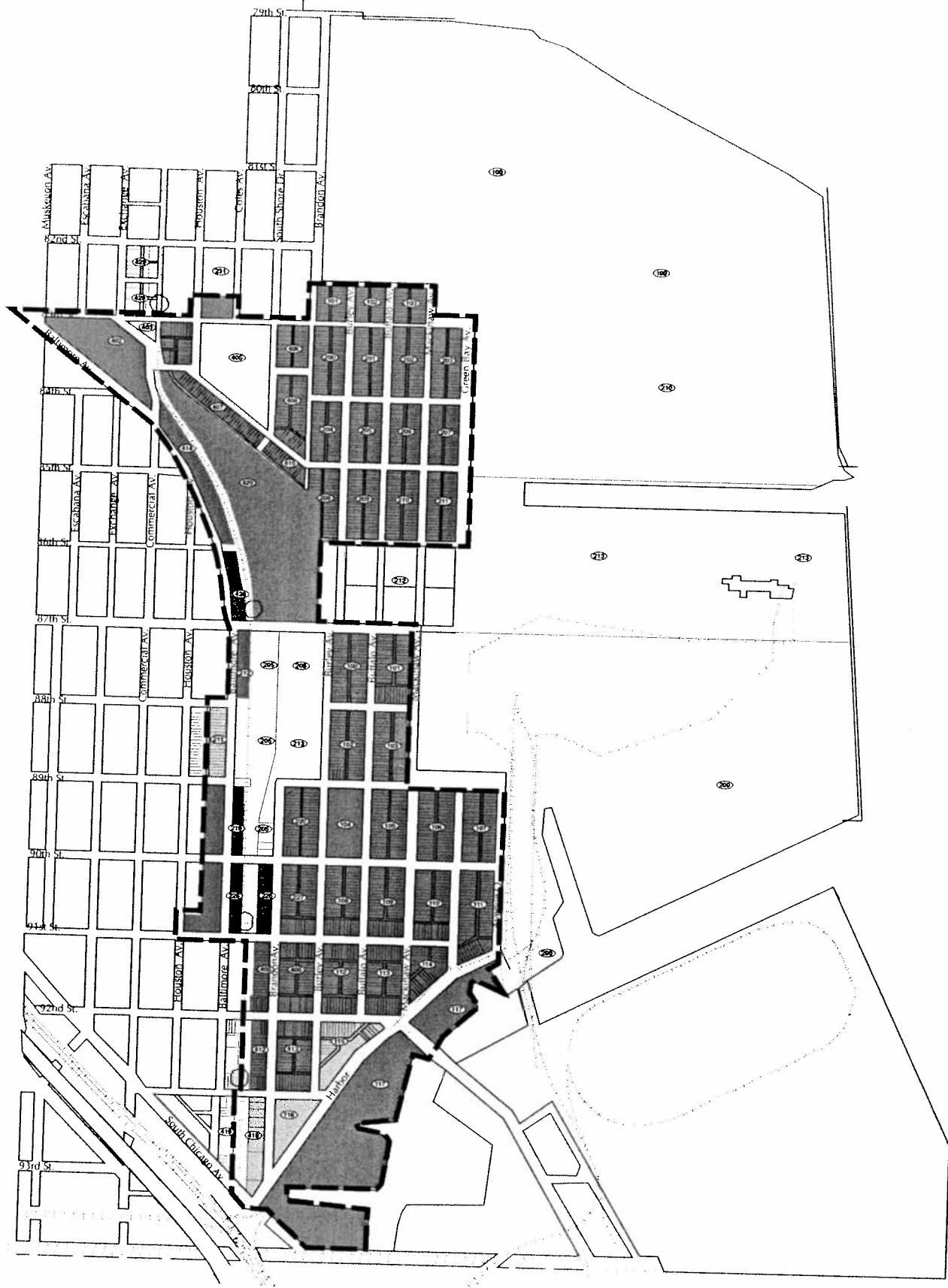


Figure 12
DEPRECIATION OF PHYSICAL MAINTENANCE

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14. Lack of Community Planning

With very few exceptions, most of the blocks were platted and buildings were constructed in the Project Area prior to the existence of the City's plans that are referenced in the Plan and Project, to which this Eligibility Study is attached. The Project Area was originally platted and developed on a parcel-by-parcel and building-by-building basis, with little evidence of coordination and planning among buildings and adjacent land-use activities. Lack of community planning prior to development has contributed to some of the problem conditions that characterize the overall Project Area.

The overall Project Area is characterized by blocks containing a mix of building sizes, configurations and types that were constructed during different time frames. Blocks with oddly configured structures and parcels have created under-utilized areas, oddly configured alleys and parking surfaces, inadequate loading and service areas, and inadequate placement or provisions of parking and community facilities.

Conclusion

The factor of lack of community planning is present to a major extent throughout the Project Area.

III. EXTENT AND DISTRIBUTION OF REDEVELOPMENT AREA ELIGIBILITY

A. BLIGHTED AREA FACTORS

The Project Area meets the minimum size requirement of the Act for designation as a Redevelopment Project Area, and contains a combination of Blighted Area Factors. The Project Area contains approximately 319 acres, which exceeds the minimum size requirement of 1½ acres, and ten (10) of the fourteen (14) Blighted Area Factors are present and reasonably distributed throughout the Project Area. Listed below are the Blighted Area Factors listed in the Act and the extent of their presence within the Project Area. This distribution of blight factors on a block basis is shown in Table 2.

	Blighting Factors	Extent of Presence		
		Limited	Major	N.A. *
1.	Age		X	
2.	Dilapidation		X	
3.	Obsolescence	X		
4.	Deterioration		X	
5.	Illegal Use of Individual Structures			X
5.	Structures below minimum code standards		X	
6.	Abandonment			X
7.	Excessive vacancies	X		
8.	Overcrowding of structures and community facilities			X
9.	Lack of ventilation			X
10.	Inadequate utilities			X
11.	Excessive land coverage	X		
12.	Deleterious land-use or layout		X	
13.	Depreciation of physical maintenance		X	
14.	Lack of Community Planning		X	

* N.A. means either information not available or insufficient to reach a conclusion.

B. CONCLUSION OF REDEVELOPMENT AREA ELIGIBILITY

The eligibility surveys conducted within the Project Area and the analyses of the survey data indicate that because of the combination of factors present the Project Area is detrimental to the public safety, health, morals or welfare. Accordingly, the Project Area is eligible for designation as a Redevelopment Project Area pursuant to the Act.

The overall conclusion of the analyses is that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. All Blighted Area Factors indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action, including designating the Project Area as a Redevelopment Project Area and adopting the South Chicago Project and Plan.

Table 2. Distribution of Blight Factors by Block

Blighting Factors	BLOCK NUMBER 21-31-											
	231	402	403	404	405	406	407	408	414	415	428	429
1 Age	■	■		■		■	■	■	■	■	■	■
2 Dilapidation		□		■			□	□	■	■	■	■
3 Obsolescence	■	□		□		□	□	□	■	□	□	■
4 Deterioration	■	■		■		□	■	■	■	■	■	■
5 Illegal use of individual structures												
6 Structures below minimum code	■	■		■		□	□	■	■	■	■	■
7 Excessive vacancies		□		□		□		□	□	□	□	
8 Overcrowding of structures and community facilities												
9 Lack of ventilation, light or sanitary facilities												
10 Inadequate utilities												
11 Excessive land coverage	■	□		□			□		□	□	□	
12 Deleterious land-use or layout		□		□		□	□	□	■	■	■	
13 Depreciation of physical maintenance	■	■		■		■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■		■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 2. Distribution of Blight Factors by Block
--continued--

Blighting Factors	BLOCK NUMBER 21-32-										
	101	102	103	200	201	202	203	204	205	206	207
1 Age	■	■	■	■	■	■	■	■	■	■	■
2 Dilapidation	□		■	■	□	■	■	■	■	□	■
3 Obsolescence		□		□	■	□		■	□	□	□
4 Deterioration	■	■	■	■	■	■	■	■	■	■	■
5 Illegal use of individual structures											
6 Structures below minimum code	■	■	■	■	■	■	■	■	■	■	■
7 Excessive vacancies	□	□	□	□	□		□	□	□	□	□
8 Overcrowding of structures and community facilities											
9 Lack of ventilation, light or sanitary facilities											
10 Inadequate utilities											
11 Excessive land coverage			□	□			□	□	□	□	□
12 Deleterious land-use or layout			□	□	□		□	□	□	□	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 2. Distribution of Blight Factors by Block
--continued--

Blighting Factors	BLOCK NUMBER 21-32-				
	208	209	210	211	212
1 Age	■	■	■	■	■
2 Dilapidation	■	■	■	■	
3 Obsolescence	□	□	□	□	■
4 Deterioration	■	■	■	■	■
5 Illegal use of individual structures					
6 Structures below minimum code	■	■	■	■	■
7 Excessive vacancies	□	■	□		■
8 Overcrowding of structures and community facilities					
9 Lack of ventilation, light or sanitary facilities					
10 Inadequate utilities					
11 Excessive land coverage	□		□		
12 Deleterious land-use or layout	■	□	□		■
13 Depreciation of physical maintenance	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■

Not present or not examined
□ Present to a limited extent
■ Present to a major extent

--continued--

Table 2. Distribution of Blight Factors by Block

--continued--

Blighting Factors	BLOCK NUMBER 26-05-									
	100	101	102	103	104	105	106	107	108	
1 Age	■	■	■	■	■	■	■	■	■	■
2 Dilapidation	□	■	■	■		■	■	■	■	
3 Obsolescence	□	□		□		□	□		□	
4 Deterioration	■	■	■	■	■	■	■	■	■	
5 Illegal use of individual structures										
6 Structures below minimum code	■	■	□	■	■	■	■	■	■	
7 Excessive vacancies	□	■		■		□	□	■	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□	□	■					
12 Deleterious land-use or layout	□	■	□	■					□	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

Table 2. Distribution of Blight Factors by Block
--continued--

Blighting Factors	BLOCK NUMBER 26-05-								
	109	110	111	112	113	114	115	116	117
1 Age	■	■	■	■	■	■			■
2 Dilapidation		■			□	■			
3 Obsolescence	□	□			□	■			□
4 Deterioration	□	■	□	■	■	■			■
5 Illegal use of individual structures									
6 Structures below minimum code	□	■		■	■	■			□
7 Excessive vacancies	□	□		■		■			□
8 Overcrowding of structures and community facilities									
9 Lack of ventilation, light or sanitary facilities									
10 Inadequate utilities									
11 Excessive land coverage	□								
12 Deleterious land-use or layout	□			□	□	■			
13 Depreciation of physical maintenance	■	■	■	■	■	■			■
14 Lack of community planning	■	■	■	■	■	■			■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 2. Distribution of Blight Factors by Block
--continued--

Blighting Factors	BLOCK NUMBER 26-06-													
	205	206	213	218	219	220	225	226	227	405	406	412	413	419
1 Age				■	■	■	■	■	■	■	■	■	■	■
2 Dilapidation				□		■	■	□	■		■	■	□	
3 Obsolescence					■	□	□	□	□	□	□		□	
4 Deterioration				■	■	■	■	■	■	■	■	■	■	■
5 Illegal use of individual structures														
6 Structures below minimum code				■	■	■	■	□	■		■	■	■	
7 Excessive vacancies					■	□	□	□	□	□	□	■	□	
8 Overcrowding of structures and community facilities														
9 Lack of ventilation, light or sanitary facilities														
10 Inadequate utilities														
11 Excessive land coverage						□	■		□					
12 Deleterious land-use or layout					■	□	■	■	□	□				
13 Depreciation of physical maintenance				■	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning				■	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

EXHIBIT IV: 1998 EAV BY TAX PARCEL

**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
21-31-231-017	exempt	21-31-404-013	15,052	21-31-407-023	10,679
21-31-402-002	23,107	21-31-404-014	2,997	21-31-407-024	10,411
21-31-402-003	11,277	21-31-404-015	13,010	21-31-407-025	7,418
21-31-402-004	10,479	21-31-404-016	12,650	21-31-407-026	6,865
21-31-402-005	13,012	21-31-404-017	12,831	21-31-407-027	12,837
21-31-402-006	10,843	21-31-404-018	14,411	21-31-407-028	19,855
21-31-402-007	3,065	21-31-404-019	13,552	21-31-407-029	11,434
21-31-402-008	12,447	21-31-404-020	10,723	21-31-407-030	12,670
21-31-402-009	8,364	21-31-404-021	13,337	21-31-407-031	10,200
21-31-402-010	13,029	21-31-404-022	14,688	21-31-407-032	10,535
21-31-402-011	10,028	21-31-405-001	exempt	21-31-407-033	10,453
21-31-402-012	7,542	21-31-405-002	exempt	21-31-407-034	27,053
21-31-402-013	9,919	21-31-406-001	82,956	21-31-408-001	30,131
21-31-402-014	8,186	21-31-406-002	21,962	21-31-408-002	7,667
21-31-402-015	11,787	21-31-406-003	23,528	21-31-408-003	2,997
21-31-402-027	13,047	21-31-406-004	14,355	21-31-408-004	5,424
21-31-402-028	6,834	21-31-406-005	22,872	21-31-408-005	9,844
21-31-402-029	11,024	21-31-406-006	14,514	21-31-408-006	15,469
21-31-402-030	11,662	21-31-406-007	13,012	21-31-408-007	17,555
21-31-402-031	9,424	21-31-406-008	12,519	21-31-408-008	10,481
21-31-402-032	15,360	21-31-406-009	12,519	21-31-408-009	11,085
21-31-402-033	10,097	21-31-406-010	11,560	21-31-408-010	14,172
21-31-402-034	3,065	21-31-406-011	278,925	21-31-408-011	13,903
21-31-402-035	6,544	21-31-406-012	7,765	21-31-408-012	11,686
21-31-402-036	9,727	21-31-406-013	12,079	21-31-408-013	11,595
21-31-402-037	25,851	21-31-406-014	10,555	21-31-408-014	12,367
21-31-402-038	16,543	21-31-406-015	10,402	21-31-408-015	2,997
21-31-402-039	2,553	21-31-406-016	11,203	21-31-408-016	12,639
21-31-402-040	29,732	21-31-406-017	10,498	21-31-408-017	13,424
21-31-402-041	exempt	21-31-406-018	9,589	21-31-408-018	16,504
21-31-402-042	exempt	21-31-406-019	10,150	21-31-408-019	14,993
21-31-402-043	exempt	21-31-406-020	13,106	21-31-408-020	17,790
21-31-402-044	exempt	21-31-406-021	16,016	21-31-408-021	15,137
21-31-402-045	exempt	21-31-406-022	6,518	21-31-408-022	12,748
21-31-402-046	10,923	21-31-406-023	20,273	21-31-408-023	38,170
21-31-402-047	11,647	21-31-407-001	8,338	21-31-408-024	14,490
21-31-402-048	11,693	21-31-407-002	14,876	21-31-408-025	14,001
21-31-402-049	11,388	21-31-407-003	2,962	21-31-408-026	11,813
21-31-402-050	12,393	21-31-407-004	13,668	21-31-408-027	12,449
21-31-402-051	12,218	21-31-407-005	7,017	21-31-408-028	12,449
21-31-402-052	11,767	21-31-407-006	10,200	21-31-408-029	12,449
21-31-402-053	11,647	21-31-407-007	9,663	21-31-408-030	13,365
21-31-402-054	10,923	21-31-407-008	8,414	21-31-408-031	12,449
21-31-402-055	exempt	21-31-407-009	8,277	21-31-408-032	11,647
21-31-403-003	323,717	21-31-407-010	7,717	21-31-408-033	12,680
21-31-404-001	29,006	21-31-407-011	11,196	21-31-408-034	13,544
21-31-404-002	6,594	21-31-407-012	10,719	21-31-408-035	11,453
21-31-404-003	9,234	21-31-407-013	11,453	21-31-408-036	5,629
21-31-404-004	10,123	21-31-407-014	2,997	21-31-408-037	2,027
21-31-404-005	15,445	21-31-407-015	11,584	21-31-408-038	3,296
21-31-404-006	13,289	21-31-407-016	8,155	21-31-408-039	18,124
21-31-404-007	13,241	21-31-407-017	8,053	21-31-408-040	2,997
21-31-404-008	14,651	21-31-407-018	9,408	21-31-408-041	4,495
21-31-404-009	17,914	21-31-407-019	10,777	21-31-408-042	4,495
21-31-404-010	9,199	21-31-407-020	10,276	21-31-408-045	11,453
21-31-404-011	10,036	21-31-407-021	10,104	21-31-408-046	41,198
21-31-404-012	12,138	21-31-407-022	9,668	21-31-414-001	18,385

*Denotes PINs w/housing units that may be subject to displacement

**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
21-31-414-002	13,263	21-31-428-024	2,056	21-32-102-028	6,529
21-31-414-003	3,542	21-31-428-025	24,312	21-32-103-001	7,059
21-31-414-004	22,176	21-31-429-001	RR	21-32-103-002	6,352
21-31-414-005	7,451	21-31-429-002	RR	21-32-103-004	5,384
21-31-414-006	8,033	21-31-429-009	46,639	21-32-103-005	10,682
21-31-414-007	7,658	21-31-429-010	300,469	21-32-103-006	exempt
21-31-414-008	1,838	21-31-429-011	45,272	21-32-103-007	exempt
21-31-414-009	1,838	21-31-501-001	exempt	21-32-103-008	5,818
21-31-414-010	1,838	21-31-501-002	exempt	21-32-103-009	8,299
21-31-414-011	1,838	21-31-501-003	exempt	21-32-103-010	11,076
21-31-414-012	19,913	21-32-101-001	6,235	21-32-103-012	2,084
21-31-414-013	4,100	21-32-101-002	8,410	21-32-103-013	2,084
21-31-414-014	4,225	21-32-101-003	9,077	21-32-103-014	4,170
21-31-414-015	2,941	21-32-101-004	8,275	21-32-103-015	4,170
21-31-414-016	118,155	21-32-101-005	8,083	21-32-103-016	5,807
21-31-414-017	18,433	21-32-101-006	6,910	21-32-103-017	1,199
21-31-414-018	75,612	21-32-101-007	9,596	21-32-103-018	2,801
21-31-414-019	105,897	21-32-101-008	7,514	21-32-103-019	exempt
21-31-415-001	29,095	21-32-101-009	8,408	21-32-103-020	3,335
21-31-415-002	exempt	21-32-101-010	9,864	21-32-103-021	2,084
21-31-415-003	exempt	21-32-101-011	6,326	21-32-103-022	6,891
21-31-415-004	9,703	21-32-101-012	27,194	21-32-200-001	27,515
21-31-415-005	9,367	21-32-101-013	2,084	21-32-200-002	21,949
21-31-415-006	7,093	21-32-101-014	6,306	21-32-200-003	6,830
21-31-415-007	6,851	21-32-101-015	12,609	21-32-200-004	7,603
21-31-415-008	5,855	21-32-101-016	2,084	21-32-200-005	9,613
21-31-415-009	7,375	21-32-101-017	2,084	21-32-200-006	9,047
21-31-415-010	6,520	21-32-101-018	5,223	21-32-200-007	9,463
21-31-415-011	10,538	21-32-101-019	6,799	21-32-200-008	7,479
21-31-415-012	2,775	21-32-101-020	8,225	21-32-200-009	7,394
21-31-415-013	12,118	21-32-101-021	9,023	21-32-200-010	6,080
21-31-415-014	11,109	21-32-101-022	5,354	21-32-200-011	9,990
21-31-415-018	11,876	21-32-101-023	2,001	21-32-200-012	3,878
21-31-415-020	24,927	21-32-101-024	2,001	21-32-200-013	104,450
21-31-428-001	9,173	21-32-102-001	2,084	21-32-200-014	2,978
21-31-428-002	2,945	21-32-102-002	2,084	21-32-200-015	2,978
21-31-428-003	2,945	21-32-102-003	6,494	21-32-200-016	7,303
21-31-428-004	5,565	21-32-102-004	7,634	21-32-200-017	9,402
21-31-428-005	2,945	21-32-102-005	7,364	21-32-200-018	6,670
21-31-428-006	2,945	21-32-102-006	9,027	21-32-200-019	10,045
21-31-428-007	15,911	21-32-102-007	7,026	21-32-200-020	6,389
21-31-428-008	8,223	21-32-102-008	5,581	21-32-200-021	8,868
21-31-428-009	7,590	21-32-102-009	6,527	21-32-200-022	8,591
21-31-428-010	8,039	21-32-102-012	2,001	21-32-200-023	2,027
21-31-428-011	5,108	21-32-102-013	9,241	21-32-200-024	2,001
21-31-428-012	13,709	21-32-102-015	exempt	21-32-200-025	2,001
21-31-428-013	3,562	21-32-102-016	exempt	21-32-200-026	9,873
21-31-428-014	9,912	21-32-102-017	6,496	21-32-200-027	6,337
21-31-428-015	11,070	21-32-102-018	8,602	21-32-200-028	6,793
21-31-428-016	10,810	21-32-102-019	6,784	21-32-200-029	7,494
21-31-428-017	10,141	21-32-102-020	9,629	21-32-200-030	4,327
21-31-428-018	3,475	21-32-102-021	2,001	21-32-200-031	10,328
21-31-428-019	10,662	21-32-102-022	4,890	21-32-200-032	6,721
21-31-428-020	7,904	21-32-102-023	451	21-32-200-033	6,352
21-31-428-021	17,191	21-32-102-024	7,386	21-32-200-034	exempt
21-31-428-022	2,178	21-32-102-026	9,251	21-32-200-035	5,934
21-31-428-023	2,056	21-32-102-027	6,699	21-32-200-036	2,084

*Denotes PINs w/housing units that may be subject to displacement

**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
21-32-200-037	2,084	21-32-202-004	7,527	21-32-203-014	5,273
21-32-200-038	2,084	21-32-202-005	8,672	21-32-203-015*	9,446
21-32-200-039	9,306	21-32-202-006	8,026	21-32-203-016	10,549
21-32-200-040	7,769	21-32-202-007	2,084	21-32-203-017*	6,507
21-32-200-041	7,117	21-32-202-008	6,684	21-32-203-018*	6,603
21-32-200-042	7,021	21-32-202-009	2,084	21-32-203-019*	6,298
21-32-200-043	8,096	21-32-202-010	2,084	21-32-203-020*	6,245
21-32-200-045	2,084	21-32-202-011	6,439	21-32-203-021*	6,099
21-32-200-046	26,244	21-32-202-012	8,643	21-32-203-022	2,084
21-32-201-001	exempt	21-32-202-013	6,147	21-32-203-023	2,084
21-32-201-002	11,091	21-32-202-014	2,084	21-32-203-024	6,293
21-32-201-003	20,321	21-32-202-015	2,084	21-32-203-025	5,365
21-32-201-004	5,622	21-32-202-016	4,168	21-32-203-026	5,365
21-32-201-005	7,359	21-32-202-017	6,692	21-32-203-027	6,250
21-32-201-008	8,360	21-32-202-018	3,259	21-32-203-029	4,957
21-32-201-009	7,837	21-32-202-019	4,828	21-32-203-030	9,919
21-32-201-010	5,973	21-32-202-020	2,084	21-32-203-031	4,957
21-32-201-011	8,015	21-32-202-021	7,547	21-32-203-032	4,957
21-32-201-012	8,375	21-32-202-022	8,031	21-32-203-033	4,957
21-32-201-013	2,084	21-32-202-023	exempt	21-32-203-034	4,957
21-32-201-014	2,084	21-32-202-024	15,730	21-32-203-035	4,957
21-32-201-015	exempt	21-32-202-025	24,672	21-32-203-036	2,084
21-32-201-016	exempt	21-32-202-026	9,040	21-32-203-037	2,084
21-32-201-017	6,082	21-32-202-027	5,908	21-32-203-038	4,957
21-32-201-018	8,397	21-32-202-028	2,001	21-32-203-039	4,957
21-32-201-019	2,084	21-32-202-029	exempt	21-32-203-040	4,957
21-32-201-020	15,593	21-32-202-030	exempt	21-32-203-041	4,957
21-32-201-021	10,788	21-32-202-031	exempt	21-32-203-042	4,957
21-32-201-022	2,001	21-32-202-032	exempt	21-32-203-043*	5,635
21-32-201-023	2,001	21-32-202-033	exempt	21-32-203-044*	4,783
21-32-201-024	2,001	21-32-202-034	exempt	21-32-203-045	10,509
21-32-201-025	8,499	21-32-202-035	exempt	21-32-203-046	2,084
21-32-201-026	9,786	21-32-202-036	6,017	21-32-203-047	2,084
21-32-201-027	4,741	21-32-202-037	exempt	21-32-204-001	15,272
21-32-201-028	676	21-32-202-038	exempt	21-32-204-002	7,431
21-32-201-029	6,538	21-32-202-039	exempt	21-32-204-003	4,972
21-32-201-030	7,130	21-32-202-040	exempt	21-32-204-004	5,683
21-32-201-031	9,040	21-32-202-041	exempt	21-32-204-005	7,501
21-32-201-032	2,021	21-32-202-042	10,243	21-32-204-006	8,419
21-32-201-033	7,573	21-32-202-043	10,487	21-32-204-007	9,088
21-32-201-034	6,385	21-32-202-044	10,424	21-32-204-008	6,908
21-32-201-035	5,201	21-32-202-045	10,455	21-32-204-009	9,310
21-32-201-036	6,446	21-32-202-046	14,130	21-32-204-010	6,152
21-32-201-037	2,084	21-32-202-047	13,764	21-32-204-011	8,809
21-32-201-038	4,848	21-32-203-001	6,293	21-32-204-012	6,943
21-32-201-039	2,084	21-32-203-002	5,365	21-32-204-013	9,121
21-32-201-040	2,084	21-32-203-003	5,365	21-32-204-014	8,002
21-32-201-041	6,165	21-32-203-004	5,365	21-32-204-015	6,522
21-32-201-042	3,420	21-32-203-005	5,511	21-32-204-016	7,821
21-32-201-043	15,676	21-32-203-006	5,511	21-32-204-017	7,425
21-32-201-044	8,460	21-32-203-007	5,511	21-32-204-018	2,978
21-32-201-045	31,377	21-32-203-008	6,396	21-32-204-019	2,978
21-32-201-046	3,126	21-32-203-009*	6,969	21-32-204-020	6,882
21-32-201-047	2,274	21-32-203-010	4,957	21-32-204-021	7,126
21-32-202-001	8,223	21-32-203-011	4,957	21-32-204-022	10,682
21-32-202-002	2,001	21-32-203-012	4,957	21-32-204-023	8,325
21-32-202-003	5,644	21-32-203-013	4,957	21-32-204-026	7,556

*Denotes PINs w/housing units that may be subject to displacement

**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
21-32-204-027	12,258	21-32-205-037	2,084	21-32-207-008	5,727
21-32-204-028	7,311	21-32-205-038	1,515	21-32-207-009	2,084
21-32-204-029	2,084	21-32-205-039	10,862	21-32-207-010	8,303
21-32-204-030	7,985	21-32-205-040	exempt	21-32-207-011	8,262
21-32-204-031	7,767	21-32-205-041	exempt	21-32-207-012	7,536
21-32-204-032	2,659	21-32-205-042	exempt	21-32-207-013	7,425
21-32-204-033	9,049	21-32-205-043	7,056	21-32-207-014	5,158
21-32-204-034	8,905	21-32-205-044	9,929	21-32-207-015	6,036
21-32-204-035	33,250	21-32-205-045	4,238	21-32-207-016	9,295
21-32-204-036	exempt	21-32-206-001	exempt	21-32-207-017	6,865
21-32-204-037	6,943	21-32-206-002	exempt	21-32-207-018	5,971
21-32-204-038	10,328	21-32-206-003	exempt	21-32-207-019	2,084
21-32-204-039	2,084	21-32-206-004	exempt	21-32-207-020	8,903
21-32-204-040	19,621	21-32-206-005	9,862	21-32-207-021	7,601
21-32-204-041	2,084	21-32-206-006	exempt	21-32-207-022	7,209
21-32-204-042	7,200	21-32-206-007	exempt	21-32-207-023	5,761
21-32-204-043	11,567	21-32-206-008	exempt	21-32-207-024	8,151
21-32-204-044	26,654	21-32-206-009	10,647	21-32-207-025	2,027
21-32-204-045	69,864	21-32-206-010	1,772	21-32-207-026	2,001
21-32-204-046	10,180	21-32-206-011	8,000	21-32-207-027	2,001
21-32-204-048	9,936	21-32-206-012	exempt	21-32-207-028	8,857
21-32-205-001	2,027	21-32-206-013	exempt	21-32-207-029	1,515
21-32-205-002	2,001	21-32-206-014	9,374	21-32-207-031	2,084
21-32-205-003	2,001	21-32-206-015	8,717	21-32-207-032	2,084
21-32-205-004	8,853	21-32-206-016	6,097	21-32-207-033	2,084
21-32-205-005	2,084	21-32-206-017	7,689	21-32-207-034	2,084
21-32-205-006	6,601	21-32-206-018	6,121	21-32-207-035	7,231
21-32-205-007	4,711	21-32-206-019	5,384	21-32-207-036	2,084
21-32-205-008	exempt	21-32-206-020	2,084	21-32-207-037	exempt
21-32-205-009	exempt	21-32-206-021	2,084	21-32-207-038	2,084
21-32-205-010	5,175	21-32-206-022	9,393	21-32-207-039	7,992
21-32-205-011	5,171	21-32-206-023	1,835	21-32-207-040	2,084
21-32-205-012	11,577	21-32-206-024	7,625	21-32-207-041	4,593
21-32-205-013	8,338	21-32-206-025	8,744	21-32-207-042	7,732
21-32-205-014	7,854	21-32-206-026	6,997	21-32-207-043	8,340
21-32-205-015	4,170	21-32-206-027	7,758	21-32-207-044	2,084
21-32-205-016	10,182	21-32-206-029	7,933	21-32-207-045	5,079
21-32-205-017	13,478	21-32-206-030	8,098	21-32-207-046	4,170
21-32-205-018	2,084	21-32-206-031	8,792	21-32-207-047	7,061
21-32-205-019	2,130	21-32-206-032	6,204	21-32-207-048	8,643
21-32-205-020	exempt	21-32-206-033	11,346	21-32-208-001	10,767
21-32-205-021	2,084	21-32-206-034	7,830	21-32-208-002	2,919
21-32-205-022	32,448	21-32-206-035	4,438	21-32-208-003	6,078
21-32-205-023	exempt	21-32-206-036	6,409	21-32-208-004	8,238
21-32-205-024	7,028	21-32-206-037	7,215	21-32-208-005	4,828
21-32-205-025	2,001	21-32-206-038	5,016	21-32-208-006	2,919
21-32-205-026	10,075	21-32-206-039	exempt	21-32-208-007	2,919
21-32-205-027	9,221	21-32-206-040	exempt	21-32-208-008	RR
21-32-205-028	2,084	21-32-206-041	8,443	21-32-208-009	64,741
21-32-205-029	7,595	21-32-206-042	4,536	21-32-208-012	8,669
21-32-205-030	2,084	21-32-207-001	15,514	21-32-208-013	12,166
21-32-205-031	7,091	21-32-207-002	6,797	21-32-208-014	24,138
21-32-205-032	2,084	21-32-207-003	5,393	21-32-208-015	7,948
21-32-205-033	8,009	21-32-207-004	7,994	21-32-208-016	8,901
21-32-205-034	8,907	21-32-207-005	2,084	21-32-208-017	28,592
21-32-205-035	8,874	21-32-207-006	96,304	21-32-208-018	7,013
21-32-205-036	7,896	21-32-207-007	8,622	21-32-208-019	2,483

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<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
21-32-208-020	6,538	21-32-209-044	1,515	21-32-211-009	6,535
21-32-208-021	7,089	21-32-209-045	3,076	21-32-211-010	2,084
21-32-208-022	6,411	21-32-209-046	2,385	21-32-211-011	2,084
21-32-208-023	2,141	21-32-209-047	26,760	21-32-211-012	5,962
21-32-208-024	2,141	21-32-210-001	2,001	21-32-211-013	6,939
21-32-208-025	7,728	21-32-210-002	7,906	21-32-211-014	2,084
21-32-208-026	2,141	21-32-210-003	7,656	21-32-211-015	2,084
21-32-208-027	6,496	21-32-210-004	6,036	21-32-211-016	2,084
21-32-208-028	8,881	21-32-210-005	7,523	21-32-211-017	2,084
21-32-208-029	8,458	21-32-210-006	7,839	21-32-211-018	6,278
21-32-208-030	2,056	21-32-210-007	2,084	21-32-211-019	2,084
21-32-208-031	exempt	21-32-210-008	7,684	21-32-211-020	5,463
21-32-208-033	1,556	21-32-210-009	6,995	21-32-211-021	5,321
21-32-208-034	8,255	21-32-210-010	6,529	21-32-211-022	4,044
21-32-209-001	7,970	21-32-210-011	7,920	21-32-211-023	2,084
21-32-209-002	6,742	21-32-210-012	7,586	21-32-211-024	2,084
21-32-209-003	8,868	21-32-210-013	2,084	21-32-211-025	10,549
21-32-209-004	2,084	21-32-210-014	2,084	21-32-211-026	2,084
21-32-209-005	31,212	21-32-210-015	2,084	21-32-211-027	4,957
21-32-209-006	6,204	21-32-210-016	6,819	21-32-211-028	2,084
21-32-209-007	6,221	21-32-210-017	6,213	21-32-211-029	4,957
21-32-209-008	7,420	21-32-210-018	5,938	21-32-211-030	5,208
21-32-209-009	18,429	21-32-210-019	6,093	21-32-211-031	2,084
21-32-209-010	7,789	21-32-210-020	7,730	21-32-211-032	4,957
21-32-209-011	8,380	21-32-210-021	2,084	21-32-211-033	6,398
21-32-209-012	8,785	21-32-210-022	7,187	21-32-211-034	2,084
21-32-209-013	exempt	21-32-210-023	9,768	21-32-211-035	9,716
21-32-209-014	5,705	21-32-210-024	5,389	21-32-211-036	6,256
21-32-209-015	9,572	21-32-210-025	2,771	21-32-211-037	2,084
21-32-209-016	8,805	21-32-210-026	7,043	21-32-211-038	5,445
21-32-209-017	5,075	21-32-210-027	7,536	21-32-211-039	22,518
21-32-209-018	6,865	21-32-210-028	7,641	21-32-212-003	RR
21-32-209-019	2,084	21-32-210-029	7,691	21-32-212-004	46,929
21-32-209-020	8,456	21-32-210-030	5,746	26-05-100-001	80,763
21-32-209-021	7,327	21-32-210-031	exempt	26-05-100-002	2,391
21-32-209-022	5,990	21-32-210-032	exempt	26-05-100-003	7,691
21-32-209-023	19,392	21-32-210-033	exempt	26-05-100-004	2,171
21-32-209-024	10,019	21-32-210-034	44,106	26-05-100-005	2,171
21-32-209-025	2,043	21-32-210-035	exempt	26-05-100-006	2,171
21-32-209-026	2,084	21-32-210-036	5,046	26-05-100-007	6,921
21-32-209-027	2,084	21-32-210-037	2,084	26-05-100-008	7,307
21-32-209-028	5,491	21-32-210-038	7,122	26-05-100-009	6,623
21-32-209-029	5,066	21-32-210-039	8,037	26-05-100-010	7,859
21-32-209-030	9,720	21-32-210-040	exempt	26-05-100-011	6,745
21-32-209-031	6,132	21-32-210-041	exempt	26-05-100-012	2,171
21-32-209-032	8,746	21-32-210-042	exempt	26-05-100-013	2,171
21-32-209-033	12,373	21-32-210-043	6,834	26-05-100-014	2,171
21-32-209-034	4,382	21-32-210-044	8,404	26-05-100-015	7,606
21-32-209-035	6,989	21-32-210-045	10,934	26-05-100-016	7,253
21-32-209-036	6,173	21-32-211-001	exempt	26-05-100-017	5,737
21-32-209-037	5,866	21-32-211-002	5,134	26-05-100-018	7,268
21-32-209-038	6,265	21-32-211-003	exempt	26-05-100-019	6,764
21-32-209-039	5,400	21-32-211-004	exempt	26-05-100-020	exempt
21-32-209-040	7,471	21-32-211-005	exempt	26-05-100-021	9,596
21-32-209-041	6,708	21-32-211-006	3,830	26-05-100-024	7,139
21-32-209-042	7,944	21-32-211-007	2,084	26-05-100-025	9,812
21-32-209-043	6,167	21-32-211-008	6,910	26-05-100-026	9,234

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<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-05-100-027	8,310	26-05-101-039	exempt	26-05-103-003	8,475
26-05-100-028	9,064	26-05-101-040	exempt	26-05-103-004	7,154
26-05-100-029	6,849	26-05-101-041	2,145	26-05-103-005	3,224
26-05-100-030	8,946	26-05-101-042	2,145	26-05-103-006	10,568
26-05-100-031	8,194	26-05-101-043	2,145	26-05-103-007	exempt
26-05-100-032	1,578	26-05-101-044	2,145	26-05-103-008	6,080
26-05-100-033	6,821	26-05-101-045	2,145	26-05-103-009	1,578
26-05-100-034	5,317	26-05-102-001	2,605	26-05-103-010	2,171
26-05-100-035	6,422	26-05-102-002	6,520	26-05-103-011	2,171
26-05-100-036	10,943	26-05-102-003	2,171	26-05-103-012	exempt
26-05-100-037	6,224	26-05-102-004	2,171	26-05-103-013	5,225
26-05-100-038	8,659	26-05-102-005	exempt	26-05-103-014	exempt
26-05-100-039	7,647	26-05-102-006	2,171	26-05-103-015	2,171
26-05-100-040	9,908	26-05-102-007	2,171	26-05-103-016	10,134
26-05-100-041	5,995	26-05-102-008	2,171	26-05-103-017	2,171
26-05-100-042	2,171	26-05-102-009	exempt	26-05-103-018	5,055
26-05-100-043	exempt	26-05-102-010	2,171	26-05-103-019	5,947
26-05-100-044	exempt	26-05-102-011	6,705	26-05-103-020	8,244
26-05-100-045	42,270	26-05-102-012	2,171	26-05-103-021	2,171
26-05-101-001	2,605	26-05-102-013	6,605	26-05-103-022	2,171
26-05-101-002	9,419	26-05-102-014	9,670	26-05-103-023	14,440
26-05-101-003	6,415	26-05-102-015	7,719	26-05-103-024	8,730
26-05-101-004	2,171	26-05-102-016	5,184	26-05-103-025	2,171
26-05-101-005	9,077	26-05-102-017	2,145	26-05-103-026	2,171
26-05-101-006	7,944	26-05-102-018	2,145	26-05-103-027	2,171
26-05-101-007	2,171	26-05-102-019	2,145	26-05-103-028	16,249
26-05-101-008	2,171	26-05-102-023	2,145	26-05-103-029	2,171
26-05-101-009	2,171	26-05-102-024	2,605	26-05-103-030	2,171
26-05-101-010	9,853	26-05-102-025	6,520	26-05-103-031	2,171
26-05-101-011	6,014	26-05-102-026	2,171	26-05-103-032	2,171
26-05-101-012	7,767	26-05-102-027	2,171	26-05-103-037	2,171
26-05-101-013	8,225	26-05-102-028	exempt	26-05-103-038	7,146
26-05-101-014	26,242	26-05-102-029	2,171	26-05-103-039	21,431
26-05-101-015	5,755	26-05-102-030	2,171	26-05-103-040	exempt
26-05-101-016	2,171	26-05-102-031	2,171	26-05-103-041	114,259
26-05-101-017	exempt	26-05-102-032	exempt	26-05-104-001	exempt
26-05-101-018	5,764	26-05-102-033	2,171	26-05-105-001	18,854
26-05-101-019	5,225	26-05-102-034	6,705	26-05-105-002	8,382
26-05-101-020	4,501	26-05-102-035	2,171	26-05-105-003	2,171
26-05-101-021	2,171	26-05-102-036	6,605	26-05-105-004	7,638
26-05-101-022	exempt	26-05-102-037	9,670	26-05-105-005	2,171
26-05-101-023	2,171	26-05-102-038	7,719	26-05-105-006	2,171
26-05-101-024	5,986	26-05-102-039	5,184	26-05-105-007	7,876
26-05-101-025	6,391	26-05-102-040	2,171	26-05-105-008	6,967
26-05-101-026	2,171	26-05-102-041	7,861	26-05-105-009	7,183
26-05-101-027	5,511	26-05-102-042	7,861	26-05-105-010	8,268
26-05-101-028	7,128	26-05-102-043	6,723	26-05-105-011	2,171
26-05-101-029	7,486	26-05-102-044	8,835	26-05-105-012	7,523
26-05-101-030	2,171	26-05-102-045	2,605	26-05-105-013	2,171
26-05-101-031	6,995	26-05-102-046	7,272	26-05-105-014	7,906
26-05-101-032	2,171	26-05-102-047	1,844	26-05-105-015	exempt
26-05-101-033	exempt	26-05-102-048	exempt	26-05-105-017	7,704
26-05-101-034	2,145	26-05-102-049	exempt	26-05-105-018	2,171
26-05-101-035	5,629	26-05-102-050	1,665	26-05-105-019	2,171
26-05-101-036	12,628	26-05-102-051	exempt	26-05-105-020	exempt
26-05-101-037	10,470	26-05-103-001	2,605	26-05-105-021	exempt
26-05-101-038	7,763	26-05-103-002	7,290	26-05-105-022	2,171

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<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-05-105-023	31,785	26-05-106-032	929	26-05-107-044	1,116
26-05-105-024	2,605	26-05-106-033	929	26-05-108-001	10,032
26-05-105-025	2,171	26-05-106-034	929	26-05-108-002	8,785
26-05-105-033	2,171	26-05-106-035	929	26-05-108-003	exempt
26-05-105-034	2,171	26-05-106-036	929	26-05-108-004	exempt
26-05-105-035	2,171	26-05-106-037	929	26-05-108-005	exempt
26-05-105-036	2,171	26-05-106-038	929	26-05-108-006	exempt
26-05-105-037	2,171	26-05-106-039	929	26-05-108-007	6,267
26-05-105-038	2,171	26-05-106-040	929	26-05-108-008	10,655
26-05-105-039	2,171	26-05-106-041	10,368	26-05-108-009	7,983
26-05-105-040	2,171	26-05-106-042	4,715	26-05-108-010	exempt
26-05-105-041	10,095	26-05-106-043	929	26-05-108-011	9,790
26-05-105-042	7,922	26-05-106-044	929	26-05-108-012	exempt
26-05-105-043	exempt	26-05-106-045	exempt	26-05-108-013	exempt
26-05-105-044	1,628	26-05-107-001	1,116	26-05-108-014	exempt
26-05-105-045	1,628	26-05-107-002	3,196	26-05-108-015	exempt
26-05-105-046	1,628	26-05-107-003	929	26-05-108-016	2,171
26-05-105-047	9,480	26-05-107-004	exempt	26-05-108-017	10,729
26-05-105-048	exempt	26-05-107-005	929	26-05-108-018	23,240
26-05-105-050	9,629	26-05-107-006	5,892	26-05-108-019	2,171
26-05-105-051	8,820	26-05-107-007	exempt	26-05-108-025	2,171
26-05-105-053	9,716	26-05-107-008	exempt	26-05-108-026	exempt
26-05-105-054	9,799	26-05-107-009*	5,705	26-05-108-027	exempt
26-05-105-055	5,873	26-05-107-010	929	26-05-108-028	2,171
26-05-105-056	5,402	26-05-107-011	929	26-05-108-029	exempt
26-05-105-057	9,029	26-05-107-012	929	26-05-108-030	2,171
26-05-106-001	2,605	26-05-107-013	929	26-05-108-031	exempt
26-05-106-002	8,942	26-05-107-014	exempt	26-05-108-032	exempt
26-05-106-003	2,171	26-05-107-015	5,219	26-05-108-033	exempt
26-05-106-004	2,171	26-05-107-016	exempt	26-05-108-034	330,185
26-05-106-005	exempt	26-05-107-017	929	26-05-108-035	exempt
26-05-106-006	2,171	26-05-107-018	929	26-05-108-036	16,423
26-05-106-007	2,171	26-05-107-019	1,859	26-05-108-037	2,145
26-05-106-008	2,171	26-05-107-020	exempt	26-05-108-038	5,947
26-05-106-009	2,171	26-05-107-021	2,047	26-05-108-039	8,896
26-05-106-010	2,171	26-05-107-022	1,116	26-05-108-040	1,661
26-05-106-011	2,171	26-05-107-023	929	26-05-108-041	9,443
26-05-106-012	2,171	26-05-107-024	929	26-05-108-042	2,145
26-05-106-013	2,171	26-05-107-025	929	26-05-108-046	129,573
26-05-106-014	exempt	26-05-107-026	3,558	26-05-108-047	3,621
26-05-106-015*	5,210	26-05-107-027	929	26-05-108-048	12,851
26-05-106-016	1,748	26-05-107-028	929	26-05-108-049	12,842
26-05-106-017	exempt	26-05-107-029	929	26-05-109-001	2,605
26-05-106-018*	5,672	26-05-107-030	929	26-05-109-002	2,171
26-05-106-019	exempt	26-05-107-031	929	26-05-109-003	2,171
26-05-106-020	2,171	26-05-107-032	3,558	26-05-109-004	2,171
26-05-106-021	2,171	26-05-107-033	929	26-05-109-005	exempt
26-05-106-022	10,139	26-05-107-034	929	26-05-109-006	exempt
26-05-106-023	exempt	26-05-107-035	929	26-05-109-012	exempt
26-05-106-024	929	26-05-107-036	exempt	26-05-109-013	8,615
26-05-106-025	929	26-05-107-037	929	26-05-109-014	10,487
26-05-106-026	929	26-05-107-038	929	26-05-109-015	5,853
26-05-106-027	exempt	26-05-107-039	929	26-05-109-016	2,605
26-05-106-028	exempt	26-05-107-040	929	26-05-109-017	28,027
26-05-106-029	929	26-05-107-041	929	26-05-109-018	3,113
26-05-106-030	929	26-05-107-042	929	26-05-109-019	7,427
26-05-106-031	929	26-05-107-043	929	26-05-109-022	2,171

*Denotes PINs w/housing units that may be subject to displacement

**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-05-109-023	2,171	26-05-110-035	exempt	26-05-112-002	6,856
26-05-109-024	2,171	26-05-110-036	exempt	26-05-112-003	10,623
26-05-109-026	2,171	26-05-110-037	exempt	26-05-112-004	2,359
26-05-109-027	2,171	26-05-110-038	exempt	26-05-112-007	10,743
26-05-109-028	exempt	26-05-110-039	exempt	26-05-112-009	exempt
26-05-109-029	exempt	26-05-110-040	exempt	26-05-112-010	exempt
26-05-109-030	exempt	26-05-110-043	9,555	26-05-112-011	2,171
26-05-109-031	2,145	26-05-110-044	3,473	26-05-112-012	exempt
26-05-109-032	2,145	26-05-111-001	9,136	26-05-112-013	exempt
26-05-109-033	10,420	26-05-111-002	exempt	26-05-112-014	exempt
26-05-109-034	exempt	26-05-111-003	929	26-05-112-015	2,171
26-05-109-035	exempt	26-05-111-004	exempt	26-05-112-016	2,171
26-05-109-036	exempt	26-05-111-005	929	26-05-112-017	2,171
26-05-109-037	exempt	26-05-111-006	exempt	26-05-112-018	8,565
26-05-109-038	exempt	26-05-111-007	929	26-05-112-019	exempt
26-05-109-039	exempt	26-05-111-008	929	26-05-112-025	2,171
26-05-109-040	exempt	26-05-111-009	929	26-05-112-026	2,171
26-05-109-041	12,851	26-05-111-010	929	26-05-112-027	exempt
26-05-109-042	12,837	26-05-111-011	exempt	26-05-112-028	39,735
26-05-109-043	12,851	26-05-111-012	929	26-05-112-029	2,145
26-05-109-044	12,851	26-05-111-013	929	26-05-112-030	2,145
26-05-109-045	12,851	26-05-111-014	929	26-05-112-031	6,437
26-05-109-046	12,851	26-05-111-015	929	26-05-112-032	exempt
26-05-109-047	12,851	26-05-111-016	929	26-05-112-033	2,145
26-05-109-048	3,621	26-05-111-017	929	26-05-112-034	2,145
26-05-109-049	12,851	26-05-111-018	929	26-05-112-035	2,145
26-05-110-001	2,605	26-05-111-019	929	26-05-112-036	exempt
26-05-110-002	2,171	26-05-111-020	9,190	26-05-112-037	2,145
26-05-110-006*	6,893	26-05-111-021*	7,407	26-05-112-038	2,145
26-05-110-007	7,098	26-05-111-022	1,155	26-05-112-039	exempt
26-05-110-008	2,171	26-05-111-023	870	26-05-112-040	exempt
26-05-110-009*	7,545	26-05-111-024	1,116	26-05-112-041	228,467
26-05-110-010	7,000	26-05-111-025	929	26-05-112-042	36,193
26-05-110-011	4,606	26-05-111-026	929	26-05-113-001	2,145
26-05-110-012	4,606	26-05-111-029	929	26-05-113-002	2,145
26-05-110-013	11,832	26-05-111-030	929	26-05-113-003	13,895
26-05-110-014	7,213	26-05-111-031	929	26-05-113-004	2,145
26-05-110-015	1,116	26-05-111-032	929	26-05-113-005	6,926
26-05-110-016	929	26-05-111-033	929	26-05-113-006	2,145
26-05-110-017	exempt	26-05-111-034	exempt	26-05-113-007	2,145
26-05-110-018	exempt	26-05-111-035	exempt	26-05-113-008	8,665
26-05-110-019	929	26-05-111-036	929	26-05-113-009	9,415
26-05-110-020	exempt	26-05-111-037	929	26-05-113-010	6,631
26-05-110-021	929	26-05-111-038	exempt	26-05-113-011	2,145
26-05-110-022	exempt	26-05-111-039	929	26-05-113-012	6,854
26-05-110-023	929	26-05-111-040	929	26-05-113-013	exempt
26-05-110-024	929	26-05-111-041	929	26-05-113-014	2,171
26-05-110-025	929	26-05-111-042	929	26-05-113-015	12,851
26-05-110-026	929	26-05-111-043	929	26-05-113-016	12,851
26-05-110-027	929	26-05-111-044	1,201	26-05-113-018	12,851
26-05-110-028	929	26-05-111-045	exempt	26-05-113-019	2,171
26-05-110-029	929	26-05-111-046	exempt	26-05-113-020	7,431
26-05-110-030	929	26-05-111-047	exempt	26-05-113-021	exempt
26-05-110-031	929	26-05-111-048	exempt	26-05-113-022	2,171
26-05-110-032	22,784	26-05-111-049	exempt	26-05-113-023	exempt
26-05-110-033	2,145	26-05-111-050	exempt	26-05-113-024	exempt
26-05-110-034	70,494	26-05-112-001	exempt	26-05-113-025	exempt

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**Exhibit IV. 1998 EAV by Tax Parcel
South Chicago TIF Redevelopment Project Area**

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-05-113-026	exempt	26-05-115-034	exempt	26-06-211-042	2,171
26-05-113-027	9,831	26-05-115-035	exempt	26-06-211-043	2,171
26-05-113-028	exempt	26-05-115-036	exempt	26-06-211-044	2,171
26-05-113-029	2,171	26-05-115-037	exempt	26-06-211-045	2,171
26-05-113-030	2,171	26-05-116-003	exempt	26-06-211-046	2,605
26-05-113-031	2,171	26-05-116-004	exempt	26-06-212-014	33,104
26-05-113-032	exempt	26-05-116-007	exempt	26-06-213-002	518,849
26-05-113-033	exempt	26-05-116-008	exempt	26-06-218-021	12,724
26-05-113-034	exempt	26-05-116-009	exempt	26-06-218-022	2,171
26-05-113-035	8,665	26-05-116-032	exempt	26-06-218-023	6,697
26-05-113-036	exempt	26-05-116-034	exempt	26-06-218-024	2,171
26-05-113-037	exempt	26-05-116-035	exempt	26-06-218-025	2,171
26-05-113-038	exempt	26-05-116-036	exempt	26-06-218-026	2,171
26-05-113-039	exempt	26-05-117-002	28,121	26-06-218-027	7,324
26-05-113-040	exempt	26-05-117-005	exempt	26-06-218-028	8,606
26-05-113-041	2,145	26-05-117-006	79,233	26-06-218-029	2,171
26-05-113-042	4,286	26-05-117-007	77,535	26-06-218-030	10,056
26-05-113-043	12,133	26-05-117-012	33,701	26-06-218-031	2,171
26-05-113-044	12,851	26-05-117-013	144,948	26-06-218-032	1,875
26-05-114-001	4,284	26-05-117-014	5,036	26-06-218-033	8,547
26-05-114-002	3,710	26-05-117-015	7,194	26-06-218-034	exempt
26-05-114-003	3,710	26-05-117-018	269,157	26-06-218-035	2,171
26-05-114-004	74,862	26-05-117-019	RR	26-06-218-036	2,171
26-05-114-005	8,517	26-05-117-020	819,435	26-06-218-037	8,539
26-05-114-006	2,171	26-05-117-021	216,338	26-06-218-038	7,346
26-05-114-007	2,221	26-05-117-022	exempt	26-06-218-039	9,140
26-05-114-008	8,480	26-05-117-023	exempt	26-06-218-040	6,943
26-05-114-009	8,321	26-05-117-024	81,435	26-06-218-041	8,458
26-05-114-010	1,500	26-05-117-025	RR	26-06-218-043	1,829
26-05-114-011	6,703	26-05-117-026	490,892	26-06-218-044	3,933
26-05-114-012	1,485	26-05-500-002	RR	26-06-218-045	8,159
26-05-114-013	787	26-05-500-003	RR	26-06-219-001	exempt
26-05-114-014	1,162	26-06-205-002	2,830	26-06-219-002	7,965
26-05-114-015	exempt	26-06-205-003	68,248	26-06-219-003	1,415
26-05-114-016	1,240	26-06-205-004	RR	26-06-219-004	1,415
26-05-114-017	exempt	26-06-205-006	2,936	26-06-219-005	1,415
26-05-114-019	1,506	26-06-205-007	51,988	26-06-219-006	1,415
26-05-114-020	1,129	26-06-205-009	457,245	26-06-219-007	1,415
26-05-114-021	1,232	26-06-206-002	567,918	26-06-219-008	1,415
26-05-114-022	1,910	26-06-211-024	2,605	26-06-219-009	1,415
26-05-114-023	1,240	26-06-211-025	2,171	26-06-219-010	1,415
26-05-114-024	1,240	26-06-211-026	2,171	26-06-219-011	1,415
26-05-114-025*	10,708	26-06-211-027	2,171	26-06-219-012	5,995
26-05-114-026	4,661	26-06-211-028	2,171	26-06-219-013	9,040
26-05-114-027	2,232	26-06-211-029	2,171	26-06-219-014	1,415
26-05-114-028	1,166	26-06-211-030	2,171	26-06-219-015	1,415
26-05-114-029	1,332	26-06-211-031	2,171	26-06-219-016	1,415
26-05-114-030	1,182	26-06-211-032	2,171	26-06-219-017	1,696
26-05-114-031	20,423	26-06-211-033	2,171	26-06-220-001	exempt
26-05-114-032	8,390	26-06-211-034	2,171	26-06-220-011	exempt
26-05-114-033	414	26-06-211-035	2,171	26-06-220-014	2,121
26-05-114-034	44,213	26-06-211-036	2,171	26-06-220-015	exempt
26-05-115-005	exempt	26-06-211-037	2,171	26-06-220-016	2,121
26-05-115-012	exempt	26-06-211-038	2,171	26-06-220-017	exempt
26-05-115-013	exempt	26-06-211-039	2,171	26-06-220-018	exempt
26-05-115-014	exempt	26-06-211-040	2,171	26-06-220-021	8,210
26-05-115-033	exempt	26-06-211-041	2,171	26-06-220-022	2,121

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<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-06-220-023	2,121	26-06-226-007	1,467	26-06-227-031	9,456
26-06-220-024	8,231	26-06-226-008	1,467	26-06-227-032	11,889
26-06-220-025	6,291	26-06-226-009	1,467	26-06-227-033	exempt
26-06-220-026	5,711	26-06-226-010	1,467	26-06-227-034	exempt
26-06-220-027	6,078	26-06-226-011	1,467	26-06-227-035	exempt
26-06-220-028	7,939	26-06-226-016	12,133	26-06-227-036	exempt
26-06-220-029	1,543	26-06-226-017	12,851	26-06-227-037	exempt
26-06-220-030	2,121	26-06-226-018	12,133	26-06-227-038	exempt
26-06-220-031	2,121	26-06-226-019	5,550	26-06-227-039	exempt
26-06-220-032	5,838	26-06-226-020	3,281	26-06-227-040	-
26-06-220-033	2,121	26-06-226-021	6,841	26-06-227-041	-
26-06-220-034	8,007	26-06-226-022	6,237	26-06-227-042	3,388
26-06-220-035	6,817	26-06-226-023	2,121	26-06-405-010	4,196
26-06-220-036	6,250	26-06-226-024	6,030	26-06-405-016	exempt
26-06-220-037	6,762	26-06-226-025	5,615	26-06-405-017	exempt
26-06-220-038	2,121	26-06-226-026	6,834	26-06-405-018	12,013
26-06-220-039	11,117	26-06-226-027	5,391	26-06-405-019	7,922
26-06-220-040	2,121	26-06-226-028	2,121	26-06-405-022	8,029
26-06-220-041	14,383	26-06-226-032	18,385	26-06-405-023	4,246
26-06-220-043	8,292	26-06-226-033	6,747	26-06-405-024	2,121
26-06-220-044	1,506	26-06-226-034	8,652	26-06-405-025	6,636
26-06-220-045	10,034	26-06-226-036	2,415	26-06-405-026	6,895
26-06-220-046	3,069	26-06-226-037	36,522	26-06-405-027	6,555
26-06-220-047	5,966	26-06-226-039	7,375	26-06-405-028	2,121
26-06-220-048	2,132	26-06-226-040	21,590	26-06-405-029	6,965
26-06-220-049	5,932	26-06-226-041	11,739	26-06-405-030	9,990
26-06-220-050	5,853	26-06-226-042	11,739	26-06-405-031	3,390
26-06-220-051	exempt	26-06-226-043	11,739	26-06-405-032	17,716
26-06-220-052	exempt	26-06-227-002	-	26-06-405-033	exempt
26-06-225-011	2,605	26-06-227-003	8,436	26-06-405-034	1,626
26-06-225-012	2,171	26-06-227-004	8,798	26-06-405-035	17,001
26-06-225-013	12,674	26-06-227-005	7,292	26-06-405-036	8,711
26-06-225-014	2,171	26-06-227-006	6,485	26-06-406-001	exempt
26-06-225-015	2,171	26-06-227-007	2,121	26-06-406-002	exempt
26-06-225-016	7,817	26-06-227-008	12,133	26-06-406-003	exempt
26-06-225-017	2,171	26-06-227-009	2,121	26-06-406-004	exempt
26-06-225-018	10,376	26-06-227-010	8,205	26-06-406-005	7,869
26-06-225-019	43,766	26-06-227-011	6,324	26-06-406-006	8,508
26-06-225-020	46,582	26-06-227-012	7,867	26-06-406-007	7,721
26-06-225-021	8,253	26-06-227-013	5,596	26-06-406-008	32,993
26-06-225-022	2,258	26-06-227-014	6,690	26-06-406-009	12,449
26-06-225-023	8,816	26-06-227-015	8,432	26-06-406-010	6,025
26-06-225-024	2,171	26-06-227-016	2,546	26-06-406-011	6,836
26-06-225-025	4,342	26-06-227-017	2,121	26-06-406-012	6,561
26-06-225-029	11,135	26-06-227-018	6,954	26-06-406-013	10,045
26-06-225-030*	9,522	26-06-227-019	4,754	26-06-406-014	exempt
26-06-225-031	75,187	26-06-227-020	6,590	26-06-406-015	exempt
26-06-225-033	31,619	26-06-227-021	8,728	26-06-406-016	8,329
26-06-225-034	exempt	26-06-227-022	8,196	26-06-406-017	7,372
26-06-225-035	3,065	26-06-227-023	8,744	26-06-406-018	exempt
26-06-225-036	3,065	26-06-227-024	8,966	26-06-406-019	7,806
26-06-226-001	148,772	26-06-227-025	5,454	26-06-406-020	16,779
26-06-226-002	61,890	26-06-227-026	6,383	26-06-406-021	7,296
26-06-226-003	2,936	26-06-227-027	2,121	26-06-406-022	2,121
26-06-226-004	1,467	26-06-227-028	8,770	26-06-406-023	2,121
26-06-226-005	1,467	26-06-227-029	7,065	26-06-406-024	exempt
26-06-226-006	1,467	26-06-227-030	6,256	26-06-406-025	exempt

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<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
26-06-406-026	2,121	26-06-413-003	48,549	26-06-413-039*	6,110
26-06-406-027	exempt	26-06-413-004	1,840	26-06-413-040	exempt
26-06-406-028	52,560	26-06-413-005	1,838	26-06-419-011	exempt
26-06-406-029	88,074	26-06-413-006	25,180	26-06-419-024	1,543
26-06-406-030	3,677	26-06-413-007*	22,259	26-06-419-025	exempt
26-06-406-031	36,583	26-06-413-008	1,838	26-06-419-026	exempt
26-06-406-032	3,677	26-06-413-009	1,838	26-06-419-027	exempt
26-06-406-033	4,046	26-06-413-010*	15,447	26-06-419-028	exempt
26-06-412-009	3,865	26-06-413-011*	8,083	26-06-500-002	RR
26-06-412-010	39,572	26-06-413-012*	9,555	26-06-504-002	RR
26-06-412-011	exempt	26-06-413-013*	6,797	26-06-506-002	exempt
26-06-412-012	1,626	26-06-413-014*	9,605	26-06-506-003	exempt
26-06-412-013*	7,837	26-06-413-015*	10,542	26-06-506-004	exempt
26-06-412-014	2,121	26-06-413-016	6,328	26-06-506-005	exempt
26-06-412-015*	7,582	26-06-413-017*	8,589	26-06-506-006	exempt
26-06-412-016	exempt	26-06-413-018*	7,529	26-06-506-007	exempt
26-06-412-017	exempt	26-06-413-019*	11,460	26-06-506-016	exempt
26-06-412-018	6,187	26-06-413-020*	5,687	26-06-506-017	exempt
26-06-412-019	exempt	26-06-413-021*	7,021	26-06-507-001	31,565
26-06-412-020	2,121	26-06-413-022	4,246	26-06-507-002	16,792
26-06-412-021	2,121	26-06-413-023	2,121	26-06-507-004	16,792
26-06-412-022	2,121	26-06-413-027	2,121	26-06-507-005	14,771
26-06-412-023*	7,490	26-06-413-028	2,359	26-06-507-006	exempt
26-06-412-024*	10,832	26-06-413-029*	5,380	26-06-507-009	26,996
26-06-412-025	2,121	26-06-413-030	2,145	26-06-507-010	1,240
26-06-412-026	exempt	26-06-413-031*	6,062	26-06-507-011	37,603
26-06-412-027	exempt	26-06-413-032*	5,387	26-06-507-012	16,792
26-06-412-028	1,977	26-06-413-033	2,145	26-06-507-014	1,240
26-06-412-029	1,899	26-06-413-034	2,145	26-06-507-015	4,549
26-06-412-030	1,899	26-06-413-035	exempt	26-06-507-016	23,739
26-06-413-001*	21,823	26-06-413-036	2,145	TOTAL	\$17,465,200
26-06-413-002	6,389	26-06-413-037	4,506		

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